



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3130  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 5/27/2015  
**Title:** PA 15046: A request by Roland Lozano for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 34.766 acres of land, out of NCB 10879 and NCB 10921, located at 8200 Block of City Base Landing, from "Regional Commercial" to "Light Industrial". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. PA15046 Aerial Map, 2. PA15046 Adopted and Proposed LU Maps, 3. PC Resolution PA 15046

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment 15046  
(Associated Zoning Case Number Z2015196)

**SUMMARY:**

**Comprehensive Plan Component:** Stinson Airport Vicinity land Use Plan

**Plan Adoption Date:** April 2, 2009

**Current Land Use Category:** Regional Commercial

**Proposed Land Use Category and Related Action:** Light Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 27, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Brooks Development Authority

**Applicant:** Roland Lozano

**Representative:** Roland Lozano

**Location:** Approximately 34.76 acres of land out of, NCB 10879 and NCB 10921, located at 8200 Block of City-Base Landing

**Total Acreage:** 34.76

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** Stinson Stakeholders - 14

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** City Base Landing

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Goliad Road

**Existing Character:** Secondary Arterial Type B 86

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop located at the intersection of City Base Landing at Sidney Brooks (Route 20 and 34), one city block from the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Plan Adoption Date:** April 2, 2009

**Update History:** None

**Goal II: Encourage economic growth that enhances airport operations and surrounding development**

**Objective 2.1** Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized.

**Comprehensive Land Use Categories**

**Regional Commercial:** High intensity land uses that draw their customer base from a large region. Should be located at intersections nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area.

Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted.

**Example Zoning Districts:**

NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1

**Comprehensive Land Use Categories**

**Light Industrial:** A mix of light manufacturing uses and ancillary retail and supplier uses that service the industrial uses. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting

goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

**Example Zoning Districts:**

L, BP, C-3, O-1, O-1.5, I-1

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Regional Commercial

**Current Use**

Military Reservation

North

**Future Land Use Classification**

Regional Commercial

**Current Use**

Commercial Reserve

East

**Future Land Use Classification**

Regional Commercial

**Current Use**

Military Reservation and Manufacturing Homes

South

**Future Land Use Classification**

Regional Commercial

**Current Use**

Military Reservation, Commercial, and Public Institution

West

**Future Land Use Classification**

Regional Commercial

**Current Use**

Military Reservation and Office Uses

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment in order to develop the subject property as a non-alcoholic beverage manufacturing facility. The subject property is classified as Regional Commercial and zoned "MR" Military Reservation District. In order to accommodate this development the applicant requires the "I-1" General Industrial District zoning district, which accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. The current property is underutilized and vacant.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Stinson Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to the Light Industrial land use classification will provide consistency with the adjacent existing uses and allow the applicant to place a water bottling factory and contributing to the economic development of the area as well as increasing employment opportunities for the residents of the City of San Antonio.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015196**

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport District Overlay District

Zoning Commission Hearing Date: June 2, 2015