



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5677

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2016

**Title:** PLAN AMENDMENT # 16088 (Council District 2): A request by Jose De La Rosa Ramos, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of the East 172 Feet of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road from "Medium Density Residential" to "Light Industrial". Staff Recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016285 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PC Resolution- PA 16088

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

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16088  
(Associated Zoning Case Z2016285 S)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Light Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 19, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Jose De La Rosa Ramos

**Applicant:** Jose De La Rosa Ramos

**Representative:** Jose De La Rosa Ramos

**Location:** 1231 Eddie Road

**Legal Description:** East 172 FT of Lot 12, Block 9, NCB 12865

**Total Acreage:** 0.3949 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

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

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Eddie Road

**Existing Character:** Local Road.

**Proposed Changes:** None known.

**Thoroughfare:** Dietrich Road

**Existing Character:** Local Road.

**Proposed Changes:** None known.

**Public Transit:**

VIA stop 24 is two and a half blocks west of the subject property.

**ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** December 4, 2008

Goal 4.7: Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Comprehensive Land Use Categories**

**Light Industrial:** This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and

warehousing.

**Example Zoning Districts:**

L, C-3, O-1, O-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Oversized Vehicle Storage

North

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant Lot

East

**Future Land Use Classification**

Light Industrial

**Current Use**

Light Industrial

South

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant Lot

West

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Residence

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to have a manufactured home/oversized vehicle sales, service and storage use on the subject property. The subject property is located on a corner lot, and the perimeter of the area primarily consists of industrial uses. The subject property's location is within close proximity to Loop 410, and because it is perpendicular to an entrance into the existing neighborhood, this property serves as an appropriate site for a light industrial use. Additionally, the requested zoning of "L S AHOD" allows for conditions to be placed on the project to provide appropriate buffers and screening.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Arena District Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends Approval. This request for the Light Industrial land use classification is in alignment with the goals of the Arena District Community Plan to recommend new light industrial uses in the general location of existing industrial uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016285 S

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District Proposed Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for

Manufactured Homes / Oversized Vehicle Sales, Service and Storage

Zoning Commission Hearing Date: November 15, 2016