



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	17-1098
<b>Type:</b>	Plan Amendment
<b>In control:</b>	City Council A Session
<b>On agenda:</b>	1/19/2017
<b>Title:</b>	PLAN AMENDMENT # 17009 (Council District 2): An Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Light Industrial" on Lot 7, Block 1, NCB 16374, located at 5823 Rittiman Plaza. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017026)
<b>Sponsors:</b>	
<b>Indexes:</b>	
<b>Code sections:</b>	
<b>Attachments:</b>	1. Adopted and Proposed LU Maps PA_17009, 2. Aerial Map PA17009, 3. PA 17009 Signed Resolution, 4. Ordinance 2017-01-19-0037

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17009  
(Associated Zoning Case Z2017026)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Plan

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** Light Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Rittman Exchange LLC.

**Applicant:** Rittman Exchange LLC.

**Representative:** James Griffin

**Location:** 5823 Rittiman Plaza

**Legal Description:** Lot 7, Block 1, NCB 16374

**Total Acreage:** 1.44 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 15

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Rittiman Plaza

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There is a VIA Route 1 Bus Stop located at the intersection of Rittman Plaza and Rittman Road.

**ISSUE:**

**Plan Adoption Date:** May 20, 2010

**Update History:** None

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

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

**Comprehensive Land Use Categories**

**Community Commercial:** Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

RELATED ZONING DISTRICTS: NC, C-1, C-2, C-2P, O-1, O-1.5

**Light Industrial:** A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones.

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

RELATED ZONING DISTRICTS: L, BP, C-3, O-1, O-1.5

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Community Commercial

#### **Current Use**

Vacant Building

North

#### **Future Land Use Classification**

Light Industrial

#### **Current Use**

Business Park

East

#### **Future Land Use Classification**

Business Park

#### **Current Use**

Business Park

South

#### **Future Land Use Classification**

Business Park

#### **Current Use**

Business Park

West

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Homes

### **Land Use Analysis**

The applicant requests to amend the San Antonio International Airport Vicinity Plan land use classification from Community Commercial to Light Industrial in order to produce metal stamping. The property currently has a vacant building, it is adjacent to other manufacturing related business, and is part of a business park project. In order to accommodate the proposed development the applicant has requested an associated re-zoning from "C-3" to "L CD" with a Conditional Use for Metal Products Fabrication. The requested "L" zoning is not permitted in the current Community Commercial but it is permitted in the requested Light Industrial Land Use designation. The Light Industrial designation supports the San Antonio International Airport Vicinity Plan objectives of upgrading and enhancing commercial and business park property that is declined, is currently vacant, or is underutilized encouraging new business to locate in the area. The proposed development will also bring employment to the area.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity 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 Light Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (10-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017026

Current Zoning: "C-3" AHOD General Commercial Airport Hazard Overlay District

Proposed Zoning: "L CD AHOD" Light Industrial Airport Hazard Overlay District with Conditional Use for Metal Products Fabrication

Zoning Commission Hearing Date: December 20, 2016