



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6640

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 12/13/2017

**Title:** PLAN AMENDMENT CASE # 18005 (Council District 5): A request by David Baylon for approval of a resolution to amend the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Business/Office Park" on Lots 12, 13, and 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2018012)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 18005  
(Associated Zoning Case Z2018012)

**SUMMARY:**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 2007

**Plan Update History:** February 18, 2010

**Current Land Use Category:** "Neighborhood Commercial"

**Proposed Land Use Category:** "Business/Office Park"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2017

**Case Manager:** Kayla Leal

**Property Owner:** Alicia Spindola

**Applicant:** Alicia Spindola

**Representative:** David Baylon

**Location:** 2203 Frio City Road

**Legal Description:** Lots 12, 13, and 14, Block 2, NCB 6680

**Total Acreage:** 0.5165

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Quintana Community Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Frio City Road

**Existing Character:** Minor

**Proposed Changes:** None known

**Public Transit:** The nearest bus stop (Stop #75586) is about a half-mile walk down West Malone Avenue along Bus Route 54.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 2007

**Update History:** February 18, 2010

**Plan Goals:** Land Use Changes: Transitioned Industrial uses to Business Park in order to consolidate large scale business park uses and limit the incompatibility of future uses.

**Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** This category provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood.

Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Reuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.

**Permitted Zoning Districts:** NC C-1 O-1

**Land Use Category:** “Business/Office Park”

**Description of Land Use Category:** This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

**Permitted Zoning Districts:** O-1.5, O-2, C-3, BP, L

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: East

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Auto Salvage Yard, Bar, Truck Service

Direction: South

**Future Land Use Classification:**

Community Commercial, Business/Office Park

**Current Land Use Classification:**

Salvage Yards

Direction: West

**Future Land Use Classification:**

Mixed Use

**Current Land Use:**

Parking Lots

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center. The subject property is located within a half (½)-mile of the General McMullen-Babcock Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting a Plan Amendment in order to construct an automotive and truck repair shop. The request is for "Business/Office Park" land use designation which permits the requested zoning "L" Light Industrial District. The request is consistent with the land use designation across Frio City Road to the south. The Kelly/South San PUEBLO Community Plan summarizes key land use concepts and changes that the community wishes to follow. The Plan addresses business park changes and aims to transition industrial uses to "Business Park" in order to consolidate large-scale business park uses and limit the incompatibility of future uses. The proposed use is consistent with the established development and would allow a downzoning to "I-1" Light Industrial District.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Kelly/South San PUEBLO Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018012**

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

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: December 19, 2017