



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3126  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 5/13/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600011 (Council District 9): A request by Brown and Ortiz, Representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" and "Parks/Open Space" to "Light Industrial" on 10.2 acres out of NCB 12694, located at 306 North Loop Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700043) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment PA2019-11600011  
(Associated Zoning Case Z2019-10700043 S)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Vicinity Land Use Plan

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Parks Open Space" and "Business Park"

**Proposed Land Use Category:** "Light Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 13, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Zachry Construction Corporation

**Applicant:** Zachry Underground and Utility Services

**Representative:** Brown and Ortiz, PC

**Location:** 306 North Loop Road

**Legal Description:** 10.201 acres out of NCB 12694

**Total Acreage:** 10.201

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** North Loop Road

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes:** 602, 648

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Vicinity Land Use Plan

**Plan Adoption Date:** May 2010

**Plan Goals:**

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

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

**Comprehensive Land Use Categories**

**Land Use Category:** “Parks Open Space”

**Description of Land Use Category:** Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

**Permitted Zoning Districts:** RP, G

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

**Description of Land Use Category:** Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private

corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

**Permitted Zoning Districts:** BP, C-2, C-3, O-1, O-1.5

**Land Use Category:** “Light Industrial”

**Description of Land Use Category:** 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

**Permitted Zoning Districts:** L, BP, C-3, O-1, O-1.5

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Parks Open Space,” “Business Park”

**Current Land Use Classification:** Vacant land, Warehousing, Outdoor Storage

**Direction:** North

**Future Land Use Classification:** “Neighborhood Commercial”, “Parks Open Space”

**Current Land Use Classification:** Parking lots, vacant land, Equipment Storage, Warehousing

**Direction:** East

**Future Land Use Classification:** “Parks Open Space”

**Current Land Use Classification:** Parkland

**Direction:** South

**Future Land Use Classification:** “Business Park”

**Current Land Use Classification:** Industrial Warehousing

**Direction:** West

**Future Land Use Classification:** “Parks Open Space” and “Community Commercial”

**Current Land Use:** Restaurants, Walker Ranch Park

### **FISCAL IMPACT:**

None

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

The property is within a regional center but is not within a premium transit corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Business Park” and “Parks/Open Space” to “Light Industrial.” The proposed “Light Industrial” land use designation is fitting for this property, because it lies between numerous industrial and commercial uses. The San Antonio International Vicinity Land Use Plan calls for enhancing airfront commercial and business park property that is currently vacant or underutilized, as well as the continuation of development along Wurzbach Parkway as a major east-west connector.

The proposed Plan Amendment to “Light Industrial” and rezoning to “I-1” Light Industrial allows the existing business to continue its operation as a contractor and affords them operational flexibility which allows the property to be better utilized and potentially employ more workers. This request is appropriate for this property, the surrounding area, the site vehicular access and provides continuity of land use.

On May 5, 2020 the Zoning Commission recommended Approval of the rezoning request to “I-1 S.”

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Zoning Case Z-2020-10700043 S

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage (Open With No Screening Required)

Zoning Commission Hearing Date: May 5, 2020