



City of San Antonio

Agenda Memorandum

File Number:16-1083

Agenda Item Number: 22.

Agenda Date: 1/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16006
(Associated Zoning Case Z2016024)

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: Light Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Brooks Development Authority

Applicant: Emil Moncivais

Representative: Emil Moncivais

Location: Generally located in the 3800 Block of Lyster Road, near the intersection of Goliad Road and Lyster Road

Legal Description: Approximately 230.502 acres of land out of NCB 10879 and NCB 10921

Total Acreage: 230.502

Notices Mailed

Owners of Property within 200 feet: 70

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Aviation Department

Transportation

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Lyster Road

Existing Character: Local

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 change the land use to Light Industrial to allow development of uses that are not military-related. Currently, the subject property is classified as Regional Commercial and zoned "MR" Military Reservation District. Brooks City Base, in the last few years has undergone a transition from a military campus to an area with bioscience, biomedical, academic, environmental, research and technology centers and industries which bring more economic growth and redevelopment to the area. Brooks Development Authority continues to develop Brooks City Base into an area that will offer more multi-family residential, retail, commercial, and light industrial uses which are vital to achieving redevelopment goals. The proposed change supports the goals of the Stinson Airport Vicinity Land Use Plan of upgrading and enhancing air-front commercial properties that are declining, current vacant, or underutilized.

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 allow the applicant to develop the property in a manner that is consistent to the adjacent uses of the property and to maximize 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: Z2016024

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

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

Zoning Commission Hearing Date: January 19, 2016