



City of San Antonio

Agenda Memorandum

File Number:16-5677

Agenda Item Number: 19.

Agenda Date: 11/18/2016

In Control: Planning Commission

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: Nylih 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