



City of San Antonio

Agenda Memorandum

File Number:17-1098

Agenda Item Number: P-2.

Agenda Date: 1/19/2017

In Control: City Council A Session

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: Rittman 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