



City of San Antonio

Agenda Memorandum

File Number:17-3608

Agenda Item Number: 16.

Agenda Date: 6/14/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17056

(Associated Zoning Case Z2017173)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: “Light Industrial” and “Business Park”

Proposed Land Use Category: “Light Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Ralph Eugene Mullins & AAA Specialty Carriers, Inc.

Applicant: Johnson Controls Battery Group, Inc.

Representative: Brown & Ortiz, P.C.

Location: 12900-13000 Block of Wetmore Road

Legal Description: 4.329 acres out of NCB 15678

Total Acreage: 4.329 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Oak Groves Estates

Applicable Agencies: None.

Transportation

Thoroughfare: Wetmore Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Thousand Oaks

Existing Character: Primary Arterial A

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is #502 and is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Plan Goals: Goal II: Objective 2.1 Upgrade and enhance commercial and business park property that is declined, is currently vacant or is underutilized.

Comprehensive Land Use Categories

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.

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

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.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Light Industrial

Current Use:

Warehouse

Direction: North

Future Land Use Classification:

Business Park

Current Use:

Welding and storage

Direction: East

Future Use Classification:

Business Park
Current Use:
Welding and storage

Direction: South
Future Land Use:
Light Industrial
Current Use:
Vacant Lot

Direction: West
Future Land Use Classification:
Business Park
Current Use:
Warehouse and Office Space

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Airport Vicinity Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:
None.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The applicant is seeking a change to allow for the development of a new parking lot and office facility as part of the main campus of Johnson Controls. The area surrounding the subject properties are developed as Business Park and Industrial type land uses. The request for a change to the plan amendment to “Light Industrial” will be consistent and compatible with the surrounding properties. The request is also compatible with the land use plan to occupy vacant parcels.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017173

Current Zoning: “L AHOD” Light Industrial Airport Hazard Overlay District and “R-6 AHOD” Residential Single Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 20, 2017