



City of San Antonio

Agenda Memorandum

File Number:17-4431

Agenda Item Number: 17.

Agenda Date: 8/9/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17062

Associated Zoning Case Z2017205

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Land Use Plan

Plan Adoption Date: May 2010

Plan Update History: None

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 9, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Hallard A. Cannon

Applicant: Aguja Holdings, LLC

Representative: Brown & Ortiz, PC

Location: 4030 Naco-Perrin

Legal Description: 2.342 acres of land out of NCB 16153

Total Acreage: 2.342

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Naco-Perrin Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Burt Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Roszell Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The subject property is within walking distance to a VIA Bus Stop #13817 along Bus Route 10.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Land Use Plan

Plan Adoption Date: May 2010

Update History: None

Plan Goals:

Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

Goal V: Implement land use strategies in a coordinated, phased process

Comprehensive Land Use Categories

Land Use Category: Community Commercial

Description of Land Use Category: 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

Permitted Zoning Districts: NC (Neighborhood Commercial), C-1 (Commercial), C-2 (Commercial), C-2P (Commercial), O-1 (Office), O-1.5 (Office)

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 (Light Industrial) BP (Business Park), C-3 (Commercial), O-1 (Office District), O-1.5 (Office District*)

* Not allowed within the NoiseContours

Land Use Overview

Subject Property

Future Land Use Classification: Community Commercial

Current Land Use Classification: Vacant Lot

Direction: North

Future Land Use Classification: Community Commercial

Current Land Use Classification: Office Buildings

Direction: East

Future Land Use Classification: Mixed Use

Current Land Use Classification: Retail Center

Direction: South

Future Land Use Classification: High Density Residential, Public/Institutional

Current Land Use Classification: Apartments, Texas Health and Human Services Commission

Direction: West

Future Land Use Classification: Public/Institutional, Business Park

Current Land Use Classification: City of San Antonio M.H.D. WIC Clinic and U.H.S. Clinic

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center.

The subject property is within a half-mile (0.5) from the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an alternate recommendation of “Regional Commercial.”

The proposed plan amendment is not supported by the Northeast Corridor (NEC) Revitalization Plan. The subject property is located on Naco-Perrin Boulevard which is a gateway to the NEC area and has been growing with community commercial uses coming into the area and existing businesses improving and investing in their buildings. The location is among Community Commercial, Mixed Use, High Density Residential, and Public/Institutional land use designations. Mixing in Light Industrial in the midst of these is not suitable for the area. It should be noted that Staff is also recommending denial of the zoning request with an alternative recommendation of “C-3 S” in order to apply conditions consistent with the goals of the NEC Revitalization Plan.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017205

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 15, 2017