



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5908

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**Agenda Item Number:** 14.

**Agenda Date:** 10/25/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 17080

(Associated Zoning Case Z2017270 S)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** May 1, 2011

**Current Land Use Category:** “Suburban Tier”

**Proposed Land Use Category:** “Specialized Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2017. This case is continued from the September 27, 2017 Planning Commission hearing.

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Apache Land Corporation

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 7510 Grissom Road

**Legal Description:** Lot P-200 and Lot P-201, NCB 18049

**Total Acreage:** 7.332 acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Grissom Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Timberhill Street

**Existing Character:** Collector Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #609 and is within walking distance of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** May 1, 2011

**Plan Goals:** ED-1.3 Stimulate and support increased activity of existing businesses

LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby

Goal II: Objective 2.1 Upgrade and enhance property that is declined, is currently vacant or is underutilized.

#### **Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Category:** Specialized Center

**Description of Land Use Category:** Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

**Permitted Zoning Districts:** O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

#### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant Building

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Retail, RV Storage and Outdoor Parking

Direction: East

**Future Land Use Classification:**

Specialized Center

**Current Land Use Classification:**

Recycling Center

Direction: South

**Future Land Use Classification:**

Natural Tier/ General Urban Tier

**Current Land Use Classification:**

Leon Creek Greenway, Residential

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use:**

Plumbing Storage and Office Space

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center and is within the West Northwest Transit Corridor Buffer

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The applicant is seeking a change to allow for a Recycling Center. The requested amendment is consistent with the property to the East. This project is within the scope of the West/Southwest Sector Plan's goal to occupy and utilize vacant buildings.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017270S**

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

Proposed Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage

Zoning Commission Hearing Date: November 7, 2017