



City of San Antonio

Agenda Memorandum

File Number:17-6692

Agenda Item Number: 27.

Agenda Date: 12/13/2017

In Control: Planning Commission

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: December 13, 2017. This case is continued from the September 27, 2017, October 25, 2017 and November 13, 2017 Planning Commission hearings.

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