



City of San Antonio

Agenda Memorandum

File Number:19-7120

Agenda Item Number: 13.

Agenda Date: 9/25/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment PA-2019-11600064

(Associated Zoning Case Z-2019-10700219)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Agribusiness/RIMSE Tier"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 25, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: EV Acquisition Inc.

Applicant: Arguinegui Real Estate, Ltd.

Representative: Oscar Castillo

Location: 2375 Walsh Road and 12825 Applewhite Road

Legal Description: 7.39 acres out of CB 4005A

Total Acreage: 7.39

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department and Texas Department of Transportation

Transportation

Thoroughfare: Northwest Loop 410

Existing Character: Highway

Proposed Changes: None

Public Transit: There are no VIA bus stops within .5 mile of the subject property.

Routes: None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- ED-2.1 Support workforce development programs for targeted industries
- ED-6.1 Create a brand for Heritage South building on the vision for the area
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

Comprehensive Land Use Categories

Land Use Category: "Agribusiness/RIMSE Tier"

Description of Land Use Category: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Land Use Category: "Specialized Center"

Description of Land Use Category: The Specialized Center has three primary locations:

surrounding the Toyota Motor Manufacturing Plant, and to the west of Southton Rd, near the rail road in the Northeast Quadrant. Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted Zoning Districts: O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification:

Agribusiness

Current Land Use Classification:

Movie Theater

Direction: North

Future Land Use Classification:

Agribusiness

Current Land Use Classification:

Home

Direction: East

Future Land Use Classification:

Agribusiness

Current Land Use Classification:

Mobile Home Park

Direction: South

Future Land Use Classification:

Agribusiness

Current Land Use Classification:

Agriculture

Direction: West

Future Land Use Classification:

Agribusiness

Current Land Use:

Auto Sales

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not part of a regional center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from "Agribusiness/RIMSE Tier" to "Specialized Center" was requested to rezone the property to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District for a Specific Use Authorization for Petroleum - Manufacturing or Processing. This amendment is consistent with the proposed zoning and aligns with the land use goals of the Heritage South Sector Plan which supports targeted industries.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South 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 Heritage South 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 Heritage South Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700219

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Proposed Zoning: "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District for a Specific Use

Authorization for Petroleum - Manufacturing or Processing

Zoning Commission Hearing Date: October 1, 2019