



City of San Antonio

Agenda Memorandum

File Number:20-3126

Agenda Item Number: 18.

Agenda Date: 5/13/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment PA2019-11600011

(Associated Zoning Case Z2019-10700043 S)

SUMMARY:

Comprehensive Plan Component: San Antonio International Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Parks Open Space" and "Business Park"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Zachry Construction Corporation

Applicant: Zachry Underground and Utility Services

Representative: Brown and Ortiz, PC

Location: 306 North Loop Road

Legal Description: 10.201 acres out of NCB 12694

Total Acreage: 10.201

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Transportation

Thoroughfare: North Loop Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: West Avenue

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 602, 648

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

Comprehensive Land Use Categories

Land Use Category: “Parks Open Space”

Description of Land Use Category: Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

Permitted Zoning Districts: RP, G

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. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

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

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, BP, C-3, O-1, O-1.5

Land Use Overview

Subject Property

Future Land Use Classification: “Parks Open Space,” “Business Park”

Current Land Use Classification: Vacant land, Warehousing, Outdoor Storage

Direction: North

Future Land Use Classification: “Neighborhood Commercial”, “Parks Open Space”

Current Land Use Classification: Parking lots, vacant land, Equipment Storage, Warehousing

Direction: East

Future Land Use Classification: “Parks Open Space”

Current Land Use Classification: Parkland

Direction: South

Future Land Use Classification: “Business Park”

Current Land Use Classification: Industrial Warehousing

Direction: West

Future Land Use Classification: “Parks Open Space” and “Community Commercial”

Current Land Use: Restaurants, Walker Ranch Park

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is within a regional center but is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Business Park” and “Parks/Open Space” to “Light Industrial.” The proposed “Light Industrial” land use designation is fitting for this property, because it lies between numerous industrial and commercial uses. The San Antonio International Vicinity Land Use Plan calls for enhancing airfront commercial and business park property that is currently vacant or underutilized, as well as the continuation of development along Wurzbach Parkway as a major east-west connector.

The proposed Plan Amendment to “Light Industrial” and rezoning to “I-1” Light Industrial allows the existing business to continue its operation as a contractor and affords them operational flexibility which allows the property to be better utilized and potentially employ more workers. This request is appropriate for this property, the surrounding area, the site vehicular access and provides continuity of land use.

On May 5, 2020 the Zoning Commission recommended Approval of the rezoning request to “I-1 S.”

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning Case Z-2020-10700043 S

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage (Open With No Screening Required)

Zoning Commission Hearing Date: May 5, 2020