



City of San Antonio

Agenda Memorandum

File Number:20-7054

Agenda Item Number: 25.

Agenda Date: 12/16/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment PA2020-11600071

(Associated Zoning Case Z2020-10700257 S)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: "General Urban Tier"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 16, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: East Group Properties, L.P.

Applicant: E. Environmental, LLC

Representative: Killen, Griffin, and Farrimond PLLC

Location: Generally located in the 6800 block of Fairgrounds Parkway

Legal Description: 0.255 acres out NCB 17246

Total Acreage: 0.255

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland

Transportation

Thoroughfare: Fairgrounds Parkway

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 82 and 282

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/ Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods Strategies:

- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- ED-3.2 Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
- ED-3.3 Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
- ED-3.4 Continue to utilize/increase code enforcement and other programs to address crime and graffiti

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category:

Residential: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

Non-Residential: Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Category: “Specialized Center”

Description of Land Use Category:

Non-Residential: Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Business Park

Direction: North

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Business Park

Direction: East

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Business Park

Direction: South

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Business Park

Direction: West

Future Land Use Classification: “General Urban Tier”

Current Land Use: Business Park

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Specialized Center” to rezone the property to "I-1 S" General Industrial District with Specific Use Authorization for Chemical Manufacturing/Processing. The property is an established industrial / office warehouse subdivision. The request proposes to utilize one of the suites for the proposed use. The “Specialized Center” land use is more appropriate based on the current pattern of development.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest 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 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, and, particularly, the mission of Lackland Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

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: Z2020-10700257 S

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing on 0.255 acres out of Lot 4, Block 4, NCB 17246

Zoning Commission Hearing Date: December 1, 2020