



City of San Antonio

Agenda Memorandum

File Number:21-1247

Agenda Item Number: 12.

Agenda Date: 1/27/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 2020-11600079

(Associated Zoning Case Z-2020-10700299)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Community Commercial”, “Business Park”, and “Parks Open Space”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 27, 2021

Case Manager: Justin Malone, Planner

Property Owner: Boralis Inc.

Applicant: Oakmont Industrial Group IV, LLC

Representative: Brown & Ortiz

Location: 418 Southeast Loop 410

Legal Description: 12.036 acres out of NCB 10615

Total Acreage: 12.036 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield, Texas Department of Transportation

Transportation

Thoroughfare: Loop 410

Existing Character: Expressway

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance.

Routes Served: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 2009

Economic Development Goal 7: Create a community wide economic development plan

- Objective 7.2: Attract new businesses to the Eastern Triangle

Economic Development Goal 8: Expand and build thriving commercial corridors

- Objective 8.1 Identify specific corridors for revitalization and develop strategic plans for redevelopment

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors and can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

Permitted Zoning Districts: NC, O-1, O-1.5, C-1, C-2, & C-2P

Land Use Category: “Business Park”

Description of Land Use Category:

A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This land use classification is designed for business uses, which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature lighting and signage control. Business park uses include customer service centers, corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, and other uses for the convenience and service of occupants of the business park.

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

Land Use Category: “Parks Open Space”

Description of Land Use Category:

Parks Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks Open Space

include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: NA

Land Use Category: “Industrial”

Description of Land Use Category:

General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.

Permitted Zoning Districts: C-3, O-1.5, O-2, L, I-1, I-2, MI-1 & MI-2

Land Use Category: “Light Industrial”

Description of Land Use Category:

Light Industrial areas include a mix of light manufacturing uses, office parks and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Permitted Zoning Districts: C-2, C-3, O-1.5, O-2, L & MI-1

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”, “Business Park”, “Parks Open Space”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“Business Park”, “Community Commercial”

Current Land Use Classification:

Freight Forwarding Service, Alternative Fuel Station

Direction: East

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant Land

Direction: South

Future Land Use Classification:

“Parks Open Space”, “Business Park”, “Community Commercial”, “Urban Living”

Current Land Use Classification:

Trailer Rental Service, Construction Equipment Supplier, Vacant Land

Direction: West

Future Land Use Classification:

“Community Commercial”, Loop 410

Current Land Use Classification:

Vacant Land, Expressway

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

RECOMMENDATION:

Staff analysis & Recommendation: Staff recommends Denial, with an Alternate Recommendation.

The applicant seeks a Plan Amendment from “Community Commercial”, “Business Park”, and “Parks Open Space” to “Industrial” to rezone and develop a Warehouse with a Distribution Center. The proposed location along Loop 410 is appropriate for a Warehouse Distribution Center. The requested “Industrial” land use is more intense than is required to accomplish the desired zoning. Staff recommends Denial of the proposed “Industrial” land use with an Alternate Recommendation of “Business Park.” The “Business Park” land use category has a consistent zoning district of “L” Light Industrial that the applicant can utilize for the rezoning of the property to a Warehouse Distribution Center.

The applicant has been informed of this alternative and has indicated that they are agreeable to the “Business Park” land use.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700299

Current Zoning: “NP-10” Neighborhood Preservation and “C-3NA” General Commercial Nonalcoholic Sales District

Proposed Zoning: “I-1” Industrial District

Zoning Commission Hearing Date: February 2, 2020