



City of San Antonio

Agenda Memorandum

File Number:21-1528

Agenda Item Number: 19.

Agenda Date: 2/10/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2021-11600003

(Associated Zoning Case Z-2020-10700305)

SUMMARY:

Comprehensive Plan Component: Arena District / Eastside Community Plan

Plan Adoption Date: September 10, 2003

Current Land Use Category: "Regional Commercial"

Proposed Land Use Category: "Heavy Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 10, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Estate of Frank Silva

Applicant: Estate of Frank Silva

Representative: Estate of Frank Silva

Location: 146 North WW White Road

Legal Description: Lot 36, NCB 10613

Total Acreage: 0.4467

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation, Martindale Army Airfield

Property Details

Transportation

Thoroughfare: N WW White

Existing Character: Primary Arterial

Proposed Changes: None

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

Routes Served: 24, 552

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District / Eastside Community Plan

Plan Adoption Date: September 10, 2003

Goals:

Land Use Guiding Principles:

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

2.3 Create attractive streets

2.5 Respect existing natural systems and maximize their benefit to the plan

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

Regional Commercial development includes high-density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. Where it is possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.

Permitted Zoning Districts: NC, C-1, C-2, C-3, O-1, O-2

Land Use Category: “Heavy Industrial”

Description of Land Use Category:

This classification includes a mix of heavy manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required. The uses can create a great amount of traffic and noise. This use is not compatible with residential adjacencies and should be separated from residential uses by either an intermediate land use or a significant buffer. **Permitted Zoning Districts:** I-1, I-2

Land Use Overview

Subject Property

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Restaurant

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Vacant, Light Industrial Uses

Direction: East

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Single-Family Dwellings

Direction: South

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Hotel

Direction: West

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Gas Station, Restaurant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center however it is within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Heavy Industrial” to rezone to “I-2” Heavy Industrial to make the property more marketable. The Plan Amendment to “Heavy Industrial” is inconsistent with the overall planning pattern of the area, especially on a small parcel on the interior of a block. Further, behind the subject property there is a small residential area that would suffer adverse impacts from a Plan Amendment to “Heavy Industrial”. The existing “Regional Commercial” is adequate for the commercial node and is an established pattern for the intersection.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Arena District / Eastside Community Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700305

Current Zoning: "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting
Overlay Military Lighting Region 2 District

Requested Zoning: "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting
Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: February 16, 2021