



City of San Antonio

Agenda Memorandum

File Number:21-4770

Agenda Item Number: 15.

Agenda Date: 7/28/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment PA-2021-11600046

(Associated Zoning Case Z-2021-10700139 S)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Plan

Plan Adoption Date: February 15, 2007

Current Land Use Category: “Business Park”

Proposed Land Use Category: “Heavy Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 28, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Daniel Ramirez

Applicant: Bobby Herrera

Representative: Bobby Herrera

Location: 2218 West Southcross Boulevard

Legal Description: 4.90 acres out of NCB 8736

Total Acreage: 4.90

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: Southcross Boulevard

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Gerald Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Somerset Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: 51, 515

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Plan

Plan Adoption Date: February 15, 2007

Plan Update: February 18, 2010

Plan Goal:

Objective 2.2 Diverse Businesses

Attract and support a variety of business in a walkable, mixed use environment

Comprehensive Land Use Categories

Land Use Category: “Business Park”

Description of Land Use Category: This category includes medium to large sized buildings in a low-rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

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

Land Use Category: “Heavy Industrial”

Description of Land Use Category:

This classification includes a mix of manufacturing, processing and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. Sites developed in this category are not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage should be under a roof and/or screened from public view. Examples of heavy industrial uses include aircraft and railroad manufacturing, hazardous materials hauling or storage, paper products and wood manufacturing.

Permitted Zoning Districts: C-3, BP, L, I-1, I-2, MI-1, MI-2

Land Use Overview

Subject Property

Future Land Use Classification: “Business Park”

Current Land Use Classification: Light warehousing

Direction: North

Future Land Use Classification: “Business Park”, “Mixed Use”

Current Land Use Classification: Single Family Housing, Industrial uses

Direction: East

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Industrial Uses

Direction: South

Future Land Use Classification: “Community Commercial”, “Low Density Residential”

Current Land Use Classification: Vacant, Industrial Uses

Direction: West

Future Land Use Classification: “Business Park”

Current Land Use: Light warehousing

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Heavy Industrial” to rezone the property to “I-2 S” Heavy Industrial with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Storage. The land use change would be consistent with the existing “Business Park” and “L” Light Industrial” areas.

Additionally, the proposed use is an existing business that fronts Somerset Road and will be confined to the center of the block with appropriate screening and buffers.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Kelly/South San PUEBLO Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700139 S

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

Requested Zoning: "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

Zoning Commission Hearing Date: July 6, 2021 - continued to August 3, 2021

