



City of San Antonio

Agenda Memorandum

File Number:15-1989

Agenda Item Number: 29.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15028

(Associated Zoning Case Number Z2015124)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Update History: Updated March 20, 2008

Current Land Use Category: Parks/Open Space and Light Industrial

Proposed Land Use Category: General Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 25, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: SRPFA/FM78 San Antonio, LP

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: Approximately 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78

Total Acreage: 2.536

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: 29

Applicable Agencies: None

Transportation

Thoroughfare: Farm to Market Road 78

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: Tacco Street

Existing Character: Local

Proposed Changes: None

Public Transit: There is a VIA bus stop located one block south from the subject property at the intersection of Summer Fest St at Old Seguin Road.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

Comprehensive Land Use Categories

Light Industrial: Light Industrial areas include a mix of light manufacturing uses, office park 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-3 & L

Comprehensive Land Use Categories

Park/Open Space: Parks/Open Space includes both, public and private, lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Permitted Zoning Districts: None

Land Use Overview

Subject Property

Future Land Use Classification: Park Open Space/ Light Industrial

Current Use Classification: Warehouse Facility

Direction: North

Future Land Use Classification: Park Open Space/ Light Industrial

Current Use: Warehouse Facility

Direction: East

Future Land Use Classification: Light Industrial

Current Use: Industrial Use

Direction: South

Future Land Use Classification: UZROW
Current Use: Farm to Market Road 78
Direction: West
Future Land Use Classification: OCl
Current Use: Vacant Land and Industrial Uses

Land Use Analysis

The subject property consists of a warehouse facility. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject properties are zoned "C-3R" General Commercial Restrictive Alcoholic Sales District and "C-3" General Commercial District. Warehouse uses of this intensity are not allowed by right under this land use classification and zoning designation. The proposed amendment to General Industrial will provide consistency with the existing land use and allow the applicant to seek the appropriate zoning classification. The subject property location along FM 78, a major transportation corridor, together with its close proximity to existing Industrial uses and Industrial zoning designations make it appropriate for the General Industrial Land use classification. The development of the subject property with the General Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the IH-10 Corridor Perimeter Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The subject property location along FM 78, a major transportation corridor, together with its close proximity to existing industrial uses and industrial zoning designations make it appropriate for the General Industrial Land Use classification. The development of the subject property with the General Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015124

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 7, 2015.