



City of San Antonio

Agenda Memorandum

File Number:15-5369

Agenda Item Number: 11.

Agenda Date: 10/28/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 15091

(Associated Zoning Case Number Z2015313 S)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2015

Case Manager: Erica Greene, Planner

Property Owner: LBT Enterprises, Inc.

Applicant: Pulman, Cappuccio, Pullen, Benson & Jones, LLP

Representative: Buck Benson

Location: 7386 and 7416 Grissom Road

Legal Description: 7.08 acres of land out of NCB 18050 and NCB 18049

Total Acreage: 7.08

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest-33

Applicable Agencies: None

Transportation

Thoroughfare: Grissom Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: Heath Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Public Transit:

There is a VIA bus stop #609(Ingram/Mainland) near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Update History: None

Goal LU-1: Land pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

COM-5:

Brush and bulky items are disposed of properly and regularly. Encourage access to affordable disposal services to help discourage illegal dumping. Promote monitoring of illegal dumping. Continue to implement code enforcement for illegal dumping.

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier uses include both residential and non-residential uses. **RESIDENTIAL: Low to Medium Density.** Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominium. **NON-RESIDENTIAL: Neighborhood and Community Commercial.** Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly. **Example Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2PRD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Specialized Center: Specialized Center uses include only non-residential uses.

NON-RESIDENTIAL Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. **LOCATION:** Specialized Centers serve Heavy Industrial uses should be located near

expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Example 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

Suburban Tier

Current Use

General Commercial Restrictive Alcohol Sales

North

Future Land Use Classification

Suburban Tier

Current Use

General Commercial

East

Future Land Use Classification

Suburban Tier

Current Use

Commercial Use

South

Future Land Use Classification

Suburban Tier

Current Use

Leon Creek

West

Future Land Use Classification

Suburban Tier

Current Use

General Industrial

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Land Use 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 subject property's location along Grissom Road makes the area appropriate for the applicant's requested plan amendment and associated zoning change to allow for a metal recycling entity with outside storage and processing. The subject property is currently zoned "I-2 AHOD" and "I-1 AHOD" and metal recycling uses are not permitted by right under this zoning district but do require a Specific Use Authorization. The Suburban Tier land use classification does not allow for industrial uses. The proposed amendment to Specialized Center

will allow the applicant to seek the appropriate “I-2” zoning district with Special Use Authorization. The proposed amendment to Specialized Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property’s location on Grissom Road and its close proximity to the general surrounding conditions, which include a mix of industrial warehouses, office parks, and laboratories, are consistent with the Specialized Center land use. The Specialized Center land use classification supports the goals of the West/Southwest Sector by protecting the existing residential neighborhoods and discouraging development plan of incompatible uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the West Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to the West/Southwest Sector Plan with Specialized Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015313 S

Current Zoning: “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District

Proposed Zoning: “I-2 CD AHOD” Heavy Industrial Airport Hazard Overlay District with Specific Use for Metal Recycling Entity with Outside Storage and /or Processing

Zoning Commission Hearing Date: November 3, 2015