



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2023-11600079 (Associated Zoning Case Z-2023-10700317)

SUMMARY:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: March 20, 2008

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 15, 2023

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: John & Norma J. Kasper

Applicant: Michael N. Shackelford

Representative: Michael N. Shackelford & Sonny Knox

Location: 2495 FM 1516 North

Legal Description: Lot P-5E, NCB 17996

Total Acreage: 7.8150 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale/Randolph Air Force Base, Planning Department

Transportation

Thoroughfare: FM 1516 N

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Public Transit: There is no public transportation within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 20, 2008

Plan Goals:

- Goal 3: Compatibility of Land Uses – Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- 3.1.1 Proactively address uses not allowed in particular zoning districts by educating neighborhood residents and business owners and working with Code Compliance officers and Building Inspectors.
- 4.1.1 With the assistance of the City Council office, organize a planning team dedicated to reviewing and designing standards to enhance the IH 10 East Corridor.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots.

This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

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.

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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwelling

Direction: North

Future Land Use Classification: “Industrial”

Current Land Use Classification: Outdoor material storage

Direction: East

Future Land Use Classification: “Urban Living”

Current Land Use Classification: Warehousing

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within any Regional Center and not within a half mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Industrial” is requested in order to rezone the property from “NP-10” Neighborhood Preservation District to “I-1” General Industrial District.

The current land use “Low Density Residential” is not an appropriate designation for the subject property and surrounding area. The proposed land use “Industrial” is an appropriate land use designation for the subject property. Properties with the “Industrial” land use classification are generally located along arterials and expressways, which the property is. “Industrial” land uses are not compatible with residential uses and should be separated from residential uses through an intermediate land use or a significant buffer. Although the current “Low Density Residential” land use is adjacent to other “Low Density Residential” land uses, the subject property is the only property developed for residential uses while the remaining “Low Density Residential” properties are vacant. The proposed change to the “Industrial” land use classification would be more consistent with the established industrial and more intense commercial uses in the area. The intent to sell the property would open the opportunity to develop the property for uses that better align with the surrounding existing uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Zoning Case Z-2023-10700317

Current Zoning: "NP-10 MLOD-3 MLR-2 AHOD" Neighborhood Preservation Martindale Army
Air Field Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Proposed Zoning: "I-1 MLOD-3 MLR-2 AHOD" Neighborhood Preservation Martindale Army
Air Field Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Zoning Commission Hearing Date: