



City of San Antonio

Agenda Memorandum

Agenda Date: January 22, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600096
(Associated Zoning Case Z-2024-10700311)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 4, 2005

Current Land Use Category: “Agricultural”

Proposed Land Use Category: “Light Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 22, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Quintana Rail Park, LLC

Applicant: Waeltz & Prete, Inc.

Representative: Waeltz & Prete, Inc.

Location: 13976 Quintana Road

Legal Description: Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976

Total Acreage: 120.578

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Southwest Community Association

Applicable Agencies: Parks and Recreation, Lackland Air Force Base, Planning Department, Public Works Department

Transportation

Thoroughfare: Quintana Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 4, 2005

Plan Goals:

- Goal 1—Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.
- 1.1.2 Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH35 South and along Fischer Road.

Comprehensive Land Use Categories:

Land Use Category: “Agricultural”

Description of Land Use Category: Agricultural uses provide primarily for the preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. Limited commercial uses directly serving agricultural uses, such as farmers markets, feed stores, nurseries and bed and breakfasts are permitted. Certain non-agricultural uses, such as schools, places of worship and parks, are also appropriate for this category.

Permitted Zoning Districts: FR, RP

Comprehensive Land Use Categories:

Land Use Category: “Light Industrial”

Description of Land Use Category: Light Industrial includes a mix of manufacturing uses, Light Industrial business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumber yards, tamale factories and warehousing.

Permitted Zoning Districts: BP, L, MI-1 and I-1

Land Use Overview

Subject Property

Future Land Use Classification: “Agricultural”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Agricultural”, “Parks/Open Space”, “Industrial”

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: “Agricultural”

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: “Industrial”

Current Land Use Classification: Vacant

Direction: West

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

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a 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 Plan Amendment from “Agricultural” to “Light Industrial” is requested to rezone the property to “I-1” General Industrial District. The proposed “Light Industrial” land use aligns with existing industrial properties in the area, abutting industrial land uses to the east and south. While there is an existing land use of “Low Density Residential” to the west of the property, it is adequately buffered by the “Community Commercial” and “Agriculture” land uses between the two properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700311

Current Zoning: "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: January 21, 2025