



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 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600071
(Associated Zoning Case Z-2023-10700276)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Light Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 15, 2023. This case was continued from October 25, 2023.

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Rodimac LLC

Applicant: Ana Sarabia

Representative: Ana Sarabia

Location: 13639 Bulverde Road

Legal Description: Lot P-37B, NCB 15679

Total Acreage: 1.24

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Eden Homeowner Association

Applicable Agencies: Aviation, Planning Department

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 502

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Goal II: Encourage economic growth that enhances airport operations and development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Single-family houses on individual lots,, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, Residential Single-Family RM-4, Mixed Residential RM-5, Mixed Residential RM-6, Mixed Residential (and less intense residential zoning districts) MF-18, Multifamily

Comprehensive Land Use Categories

Land Use Category: “Light Industrial”

Description of Land Use Category: A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones Should include proper screening and buffering and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.

Permitted Zoning Districts: L, Light Industrial BP, Business Park C-3, Commercial O-1, Office District O-1.5, Office District* * Not allowed within the Noise Contours

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Contractor

Direction: North

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Church

Direction: East

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Dwelling

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Storage

Direction: West

Future Land Use Classification:

“Public Institutional”

Current Land Use:

Church

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Recommends Denial with an Alternate Recommendation for “Community Commercial.”

The proposed Plan Amendment from “Medium Density Residential” to “Light Industrial” is requested in order to rezone the property to “L” Light Industrial District. The proposed “Light Industrial” land use is no consistent with the surrounding properties.

The requested "Light Industrial" is out of character with the surrounding land designations and uses. The surrounding properties have future land use designations of "Medium Density Residential", "Community Commercial", and "Public Institutional." The request is not consistent with abutting land use designations and would allow uses too intense for the area considering the residential uses in proximity to the subject property. Therefore, staff recommends "Community Commercial" which would allow for commercial uses more in character with the area. This will allow the applicant to rezone to "C-2 CD" Commercial District with a Conditional Use for Warehousing.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700276

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 7, 2023