



City of San Antonio

Agenda Memorandum

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600026 (Associated Zoning Case Z-2024-10700074)

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: 4/24/2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Joann B. Rossow, Diann Phillips and Johnny Becker

Applicant: Amercian Builders & Contractors Supply Co., Inc

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7580 Grissom Road

Legal Description: Lot P-193, NCB 18049

Total Acreage: 13.33 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks and Recreation, Planning Department,

Transportation

Thoroughfare: Grissom Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

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

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: 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 condominiums 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.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Land Use Category: “Specialized Center”

Description of Land Use Category: RESIDENTIAL: None NON-RESIDENTIAL: Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, lab LOCATION: 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.

Permitted 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 Land Use Classification:

Office, Warehouse

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Storage, Offices

Direction: East

Future Land Use Classification:

”Suburban Tier”

Current Land Use Classification:

Paper Recycle Plant

Direction: South

Future Land Use Classification:

“Natural Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

”Suburban Tier”

Current Land Use Classification:

Storage, Warehouse

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within an Area Regional Center but is within ½ a mile from the Huebner – Grissom Metro 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 “Suburban Tier” to “Specialized Center” is requested to rezone the property to “I-1” General Industrial District. Given the surrounding commercial and light industrial uses, staff considers the proposed plan amendment suitable. The “Suburban Tier” land use classification appears out of place, and a higher land use designation would be more appropriate. The proposed plan amendment appears to be a step in correcting this oversight.

Additionally, the applicant is currently zoned “R-6” Residential Single-Family, “C-3” General Commercial, and “I-1” General Industrial Districts. The change of land use and zoning is requested in order for the property to be uniformly zoned.

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 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, the mission of Camp Bullis Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: May 7, 2024