



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 3, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Plan Amendment PA-2023-11600027

(Associated Zoning Case Z-2023-10700113)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** "Community Commercial"

**Proposed Land Use Category:** "Light Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 24, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** SDF3-Bulverde Road, LP

**Applicant:** Stream Realty Acquisition, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 14829 Bulverde Road

**Legal Description:** Block 22, Lot 7, NCB 18890

**Total Acreage:** 2.683

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** There is no Neighborhood Association within 200 feet.

**Applicable Agencies:** Aviation and Planning Department

**Transportation**

**Thoroughfare:** Bulverde Road  
**Existing Character:** Primary Arterial A  
**Proposed Changes:** None Known

**Thoroughfare:** Jung Road  
**Existing Character:** Secondary Arterial A  
**Proposed Changes:** None Known

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

### **Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Land Use Plan  
**Plan Adoption Date:** May 20, 2010

#### **Plan Goals:**

**Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:**

- Goal II: Encourage economic growth that enhances airport operations and development.
- Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Community Commercial"

#### **Description of Land Use Category:**

- Medium intensity uses that serve two or more neighborhoods Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

**Permitted Zoning Districts:** NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office

**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

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant building

Direction: North

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Construction company

Direction: East

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Kenel

Direction: South

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Cooperate Office

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use:**

Cooperate Office

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Community Commercial” to “Light Industrial” is requested in order to rezone the property to “I-1” General Industrial District. The current land use of “Community Commercial” is not consistent with many of the properties in the area that are currently zoned “C-3” General Commercial and “I-1” General Industrial. Thus, the proposed “Light Industrial” land use is the most appropriate future land use designation in terms of compatibility with the surrounding development pattern. Additionally, the “light industrial” future land use classification will add additional employment opportunities, bringing development to an otherwise vacant building.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700113**

Current Zoning: "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: June 6, 2023