



City of San Antonio

Agenda Memorandum

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600035
(Associated Zoning Case Z-2023-10700139)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: John Jimenez

Applicant: Mila Blanton

Representative: Mila Blanton

Location: 4156 Stahl Road

Legal Description: Lot P-72A, NCB 15837

Total Acreage: 0.426

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Applicable Agencies: San Antonio International Airport, Planning Department, Office of Historic Preservation

Transportation**Thoroughfare:** Stahl Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Public Transit:** There is no public transit within walking distance of the subject property.**Comprehensive Plan****Comprehensive Plan Component:** San Antonio International Airport Vicinity Plan**Plan Adoption Date:** May 20, 2010**Plan Goals:**

- Goal I: Protect the quality of life of residents including health, safety and welfare
- Objective 1.1 Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and over airport hazards
- Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

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**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:

Medium Density Residential

Current Land Use Classification:

Single Family Residence

Direction: North

Future Land Use Classification:

Business Park

Current Land Use Classification:

Landscaping Materials and Auto Repair

Direction: East

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Day Care

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Single Family Residence

ISSUE:

None.

Proximity to Regional Center/Premium Transit Corridor

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

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Medium Density Residential” to “Light Industrial” is requested in order to rezone the property to "L AHOD" Light Industrial Airport Hazard Overlay District. This is not consistent with the San Antonio International Airport Vicinity Plan’s objective to protect existing neighborhoods or allow commercial uses that will respect the existing residential development. The future land use classification for the property is “Medium Density Residential”, which is more compatible with the existing uses along the Stahl Road. While there are industrial and commercial uses across the street from the subject property, the entire block which the subject property is located within is mostly single-family residential use and a single day care center. The requested “Light Industrial” future land use classification will constitute commercial encroachment in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700139

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: July 18, 2023