



City of San Antonio

Agenda Memorandum

Agenda Date: April 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600109
(Associated Zoning Case Z-2021-10700280)

SUMMARY:

Comprehensive Plan Component: West/ Southwest Sector Plan

Plan Adoption Date: April 2011

Current Land Use Category: "Agribusiness Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 27, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Rasol Salehi

Applicant: Rasol Salehi

Representative: Rasol Salehi

Location: 9098 South IH-35

Legal Description: Lot P-1A, NCB 11295

Total Acreage: 5.033 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-35

Existing Character: Interstate Highway

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

COMPREHENSIVE PLAN

Comprehensive Plan Component: West/ Southwest Sector Plan

Plan Adoption Date: April 2011

Plan Goals:

Goal ED-3 The West/Southwest Sector community values existing and future businesses. businesses which in turn support the neighborhoods

Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Goal LU-8 Established rural communities maintain their rural character

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Agribusiness Tier

Description of Land Use Category:

RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

NON-RESIDENTIAL: Agriculture and Light Industry Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Permitted Zoning Districts: FR, I-1, MI-1, BP, L, RP.

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

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

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Agribusiness Tier

Current Land Use Classification: Vehicle Storage, Structure, Single-Family Home

Direction: North

Future Land Use Classification: Agribusiness Tier, Suburban Tier, UZROW

Current Land Use Classification: Interstate Highway

Direction: East

Future Land Use Classification: Agribusiness Tier, Civic Center

Current Land Use Classification: Multi-Family Housing Complex, Auto Repair

Direction: South

Future Land Use Classification: Agribusiness Tier

Current Land Use Classification: Apartment Complexes, Nursing Home, Agricultural Use/Open Land

Direction: West

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Open Land

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 recommends Approval.

Staff recommends Approval. The applicant seeks a Plan Amendment to “Suburban Tier” to rezone to “C-2 CD” Commercial District with a Conditional Use for Warehousing. The proposed “Suburban Tier” land use is appropriate for the area and its location along the Interstate. The designation is also consistent with surrounding land uses of “Suburban Tier” and “Agribusiness Tier”.

A designation of “Suburban Tier” also offers a medium-intensity land usage that caters to neighborhood and community scale markets and considers the character of nearby residential uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700280

Current Zoning: "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Warehousing

Zoning Commission Hearing Date: May 3, 2022