



City of San Antonio

Agenda Memorandum

Agenda Date: March 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600010

(Associated Zoning Case Z-2024-10700018)

SUMMARY:

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 13, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Rittiman Crossroads, LLC

Applicant: K-Love Engineering

Representative: K-Love Engineering

Location: 6357 Rittiman Road

Legal Description: Lot 22, Block 3, NCB 17730

Total Acreage: 3.2204 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale/Randolph Air Force Base, TxDOT

Transportation

Thoroughfare: Rittiman Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None

Thoroughfare: Farm-To-Market Road 78

Existing Character: Principal Primary Arterial A

Proposed Changes: None

Public Transit: There are no VIA transit options within a ½ mile of the subject property.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

Goal 3: Compatibility of Land Uses

- Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

Goal 4: Improve the Corridor

- Analyze design standards that can be implanted along the IH 10 East Corridor
- Promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric.

Comprehensive Land Use Categories

Land Use Category: "Regional Commercial"

Description of Land Use Category:

Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise.

Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Permitted Zoning Districts: NC, O-1, O-2, C-1, C-2, & C-3

Comprehensive Land Use Categories

Land Use Category: “Industrial”

Description of Land Use Category:

General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

Permitted Zoning Districts: C-3, L, I-1 & I-2

Land Use Overview

Subject Property

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Regional Commercial” and “Light Industrial”

Current Land Use Classification:

Vacant, Industrial Buildings

Direction: East

Future Land Use Classification:

“Industrial”, “OCL”

Current Land Use Classification:

Industrial Buildings, OCL

Direction: South

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Grocery Store

Direction: West

Future Land Use Classification:

“Regional Commercial” and “Low Density Residential”

Current Land Use Classification:

Auto Parts Store, Vacant

ISSUE:

None

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is within a ½ mile of the FM78 Metro Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Regional Commercial” to “Industrial” is requested to rezone the property to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District. Given the proximity to commercial uses with “Regional Commercial” land use classifications, staff considers the proposed plan amendment unsuitable. Although “I-1” General Industrial District is present in the area, it is concentrated along Woodlake Center, across from properties with “Light Industrial” land use designations, which aligns with the goals of the Comprehensive Plan. Additionally, introducing a higher intensity land use that abuts general commercial allows for encroachment into the existing commercial development along Rittiman Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700018

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: March 19, 2024