



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600029
(Associated Zoning Case Z-2022-10700088 S)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: "Regional Commercial"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2022

Case Manager: Summer McCann

Property Owner: Ruben Delgado

Applicant: Property Advancement Resources

Representative: Property Advancement Resources

Location: Generally located on the 5400 Block of Rigsby Avenue.

Legal Description: Lot 16, NCB 12887

Total Acreage: 3.57 Acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: Highway 87

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 30

COMPREHENSIVE PLAN

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Relevant goals/recommendations/strategies of the Eastern Triangle Community Plan may include:

- Goal 8: Expand and Build Thriving Commercial Corridors
 - Objective 8.1: Identify specific corridors for revitalization and create strategic plans for redevelopment
 - Action Steps: 8.1.5. Identify and promote properties near Loop 410 as identified in the Future Land Use Plan as an ideal area for light manufacturing and technology through the designation of business parks
- Goal 9: Promote Diversification of Businesses and Services
 - Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle
 - Action Steps: 9.1.1. Attract local and national businesses that reach a larger community

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-1.5, O-2, C-1, C-2, C-2P & C-3

Land Use Category: “Light Industrial”

Description of Land Use Category: Light Industrial areas include a mix of light manufacturing uses, office parks and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Permitted Zoning Districts: C-2, C-3, O-1.5, O-2, L & MI-1

Land Use Overview

Subject Property

Future Land Use Classification: “Regional Center”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Regional Commercial”

Current Land Use Classification: Vacant Land

Direction: East

Future Land Use Classification: “Parks Open Space”

Current Land Use Classification: Vacant Land

Direction: South

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Vacant Land

Direction: West

Future Land Use Classification: “Regional Commercial”

Current Land Use: Retail, Food Service Establishment

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 & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Regional Commercial” to “Light Industrial” is requested in order to rezone the property to “L” Light Industrial District. The proposed “Light Industrial” land use designation is appropriate and compatible with existing land uses. The proposed “Light Industrial” is also appropriate given that the property is located along a Primary Arterial and in close proximity Loop 410. There is “Light Industrial” land use to the east of the subject site and “Regional Commercial” land use to the west. Additionally, the proposed use of the property is consistent with the development pattern of the area; there are primarily commercial and industrial land uses in the surrounding area.

The Zoning Commission recommended Approval of the rezoning to “L” Light Industrial on May 3, 2022.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700088 S

Current Zoning: "NP-10 MLOD-3 MLR-1" Neighborhood Preservation District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "L S MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Truck Repair and Maintenance

Zoning Commission Hearing Date: May 3, 2022