



City of San Antonio

Agenda Memorandum

Agenda Date: April 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600021

(Associated Zoning Case Z-2023-10700085)

SUMMARY:

Comprehensive Plan Component: United Southwest Community Plan

Plan Adoption Date: August 4, 2005

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “Light Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 26, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Medio/ Bailey Partners, Ltd.

Applicant: Scahffer Construction, LLC

Representative: Killen, Griffin, and Farrimond, PLLC

Location: Generally located in the 11200 block of Interstate Highway 35 South

Legal Description: 6.5 acres out of CB 4301

Total Acreage: 6.5 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation, Planning Department

Transportation

Thoroughfare: Interstate Highway 35 South

Existing Character: Interstate

Proposed Changes: None known

Thoroughfare: Fischer Road

Existing Character: Secondary Arterial A

Proposed Changes: None known

Public Transit: There are no VIA bus stops in proximity to the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: United Southwest Community Plan

Plan Adoption Date: August 4, 2005

Update History: June 16, 2011

Plan Goals:

- Goal 1 – Economic Development Attract new businesses, services and retail establishments to the United Southwest Communities
 - Objective 1.1: Commercial Development Implement strategies to attract commercial development.
 - Objective 1.1.2 Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH35 South and along Fischer Road.

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well-designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels, and motels, mid to high rise office buildings, and automobile dealerships.

Permitted Zoning Districts: O-1.5, O-2, C-2, C-2P, C-3 and UD

Land Use Category: “Light Industrial”

Description of Land Use Category: Light Industrial includes a mix of manufacturing uses; Light Industrial business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumber yards, tamale factories and warehousing.

Permitted Zoning Districts: BP, L, MI-1 and I-1

Land Use Overview

Subject Property

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Manufactured Homes

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Maruchan factory

Direction: East

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Vacant, North Park Toyota

Direction: South

Future Land Use Classification:

NA

Current Land Use Classification:

Interstate 35, Truck stop

Direction: West

Future Land Use Classification:

Industrial, Heavy Industrial

Current Land Use Classification:

Truck stop

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Regional Commercial” to “Light Industrial” is requested to rezone a portion of the property to “I-1” General Industrial. While “Regional Commercial” is an appropriate land use designation, “Light Industrial” is appropriate as well. The proposed development abuts various industrial land uses, which makes for an appropriate placement of the “Light Industrial” land use category. The property also directly abuts a secondary arterial as well as an interstate highway which could both reasonably accommodate the activity and truck traffic associated with the proposed development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2023-10700085

Current Zoning: "RD MLOD-2 MLR-2 AHOD" Rural Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 2, 2023