



City of San Antonio

Agenda Memorandum

Agenda Date: May 24, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Plan Amendment PA-2023-11600027

(Associated Zoning Case Z-2023-10700113)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 24, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: SDF3-Bulverde Road, LP

Applicant: Stream Realty Acquisition, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 14829 Bulverde Road

Legal Description: Block 22, Lot 7, NCB 18890

Total Acreage: 2.683

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: There is no Neighborhood Association within 200 feet.

Applicable Agencies: Aviation and Planning Department

Transportation

Thoroughfare: Bulverde Road
Existing Character: Primary Arterial A
Proposed Changes: None Known

Thoroughfare: Jung Road
Existing Character: Secondary Arterial A
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan
Plan Adoption Date: May 20, 2010

Plan Goals:

Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal II: Encourage economic growth that enhances airport operations and development.
- Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.

Comprehensive Land Use Categories

Land Use Category: "Community Commercial"

Description of Land Use Category:

- Medium intensity uses that serve two or more neighborhoods Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

Permitted Zoning Districts: NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office

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:

“Community Commercial”

Current Land Use Classification:

Vacant building

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Construction company

Direction: East

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Kenel

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Cooperate Office

Direction: West

Future Land Use Classification:

“Community Commercial”

Current Land Use:

Cooperate Office

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.

The proposed land use amendment from “Community Commercial” to “Light Industrial” is requested in order to rezone the property to “I-1” General Industrial District. The current land use of “Community Commercial” is not consistent with many of the properties in the area that are currently zoned “C-3” General Commercial and “I-1” General Industrial. Thus, the proposed “Light Industrial” land use is the most appropriate future land use designation in terms of compatibility with the surrounding development pattern. Additionally, the “light industrial” future land use classification will add additional employment opportunities, bringing development to an otherwise vacant building.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700113

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and

"I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: June 6, 2023