



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600091  
(Associated Zoning Case Z-2021-10700260)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** “Suburban Tier”

**Proposed Land Use Category:** “Specialized Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 13, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Sandra Goll

**Applicant:** Killen, Griffin and Farrimond

**Representative:** Killen, Griffin, and Farrimond

**Location:** 17097 Nacogdoches Road

**Legal Description:** Lot TR-D and Lot TR-E, NCB 16584

**Total Acreage:** 25.388 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known

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

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- Goal LU-6 Development of livable, walkable communities is encouraged.
- Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
- Growth and City Form Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- Growth and City Form Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- Growth and City Form Goal 6: Growth and city form support community health and wellness.

**Comprehensive Land Use Categories**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:** The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. 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, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Category:** “Specialized Center”

**Description of Land Use Category:** Generally, manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

**Permitted Zoning Districts:** O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

## **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant

Direction: East

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant

Direction: South

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Right of way

Direction: West

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:** The subject property is within the Rolling Oaks Regional Center. The subject property is not within a premium transit corridor.

## **ALTERNATIVES:**

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

## **FISCAL IMPACT:**

There is no fiscal impact.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial. Planning and Zoning Commission recommend Approval.

The applicant seeks a Plan Amendment to “Specialized Center” to rezone to “L” Light Industrial. The proposed “Specialized Center” is not consistent with the surrounding land and zoning. The area is primarily “Suburban Tier.” Additionally, the applicant proposes to construct a warehouse, which can be rezoned to “C-2 CD” Commercial District with a Conditional Use for Warehouse, which is consistent with the current land use. The proposed “Specialized Center” is out of character with the area and is too intense in nature.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

- The amendment must constitute an overall improvement to the North Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of nearby military bases.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700260**

**Current Zoning:** “C-3 AHOD” General Commercial Airport Hazard Overlay District

**Proposed Zoning:** “L AHOD” Light Industrial Airport Hazard Overlay District

**Zoning Commission Hearing Date:** October 19, 2021