



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 8, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Plan Amendment PA-2021-11600046 (Associated Zoning Case Z-2021-10700139 S)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Current Land Use Category: “Business Park”

Proposed Land Use Category: “Heavy Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 8, 2021. This case was postponed from July 28, 2021.

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: Daniel Ramirez

Applicant: Mitsuko Ramos

Representative: Mitsuko Ramos
Location: 2218 West Southcross Boulevard
Legal Description: 4.90 acres out of NCB 8736
Total Acreage: 4.90

Notices Mailed

Owners of Property within 200 feet: 35
Registered Neighborhood Associations within 200 feet: Quintana Community Association
Applicable Agencies: Lackland

Transportation

Thoroughfare: Southcross Boulevard
Existing Character: Collector
Proposed Changes: None Known

Thoroughfare: Gerald Street
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: Somerset Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 51, 515

ISSUE:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan
Plan Adoption Date: February 15, 2007
Plan Update: February 18, 2010
Plan Goals:
Objective 2.2 Diverse Businesses
Attract and support a variety of business in a walkable, mixed use environment

Land Use Category: “Business Park”

Description of Land Use Category: This category includes medium to large sized buildings in a low-rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

Permitted Zoning Districts: O-1.5 O-2, C-3, BP, L

Land Use Category: “Heavy Industrial”

Description of Land Use Category: This classification includes a mix of manufacturing, processing and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. Sites developed in this category are not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage should be under a roof and/or screened from public view. Examples of heavy industrial uses include aircraft and railroad manufacturing, hazardous materials hauling or storage, paper products and wood manufacturing.

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

Subject Property

Future Land Use Classification: “Business Park”

Current Land Use Classification: Light Warehousing

Direction: North

Future Land Use Classification: “Business Park”, “Mixed Use”

Current Land Use Classification: Single Family Housing, Industrial Uses

Direction: East

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Industrial Uses

Direction: South

Future Land Use Classification: “Community Commercial”, “Low Density Residential”

Current Land Use Classification: Vacant, Industrial Uses

Direction: West

Future Land Use Classification: “Business Park”

Current Land Use Classification: Light Warehousing

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 applicant seeks a Plan Amendment to “Heavy Industrial” to rezone the property to “I-2 S” Heavy Industrial with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Storage. The land use change would be consistent with the existing “Business Park” and “L” Light Industrial” areas.

Additionally, the proposed use is an existing business that fronts two roads and will be confined to the center of the block with appropriate screening and buffers.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700139 S

Current Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

Zoning Commission Hearing Date: September 7, 2021