



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT PA-2021-11600084
(Associated Zoning Case Z-2021-10700249)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "General Urban Tier"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 17, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: McCombs Family Partners, Ltd

Applicant: Seefried Industrial Properties

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 1600 Block of West Loop 1604 North

Legal Description: 44.7 acres out of NCB 34400
Total Acreage: 44.7

Notices Mailed

Owners of Property within 200 feet: 6
Registered Neighborhood Associations within 200 feet: : NA
Applicable Agencies: Planning Department, Lackland Air Force Base

Transportation: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Thoroughfare: W Loop 1604 N Existing
Character: Interstate
Proposed Changes: None Known

Thoroughfare: Military
Existing Character: Secondary Arterial A
Proposed Changes: None Known

Public Transit: There is Via Transit service in close proximity to the subject site.
Route Served: 64

COMPREHENSIVE PLAN

Comprehensive Plan Component: West/Southwest Sector Plan
Plan Adoption Date: August 5, 2010
Plan Goals:

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
Strategy LU-1.3 Ensure that high density / intensity land uses are buffered and screened

LAND USE OVERVIEW

Land Use Category: "General Urban Tier"

Description of Land Use Category: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, 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: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Subject Property

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: ROW

Current Land Use Classification: Loop 1604

Direction: South

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Commercial and Auto Paint and Body

Direction: West

Future Land Use Classification: General Urban Tier

Current Land Use: Vacant

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 “General Urban Tier” to “Specialized Center” is requested in order to rezone the property to “L” Light Industrial District. The “Specialized Center” land use is appropriate for this 45-acre property along West Loop 1604 North. Typically, “Regional Center” and “Specialized Center” land uses are found at this type of node along arterials and expressways, not minimize impacts on residential land uses.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest 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 West/Southwest Sector Plan.

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

- o Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

- o Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.

- o Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.

- o Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700249

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

Requested Zoning: "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 16, 2021