



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2021-11600108
(Associated Zoning Case Z-2021-10700313)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: "Low Density Residential" and "Public Institutional"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 15, 2021

Case Manager: Summer McCann, Planner

Property Owner: FEM Real Estate 04 LLC

Applicant: FEM Real Estate 04 LLC

Representative: Luis Estrada

Location: 5721 US Highway 87 East

Legal Description: Lot P-8B, CB 5129

Total Acreage: 11.579 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: Highway 87

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 30

COMPREHENSIVE PLAN

Comprehensive Plan Component: East Triangle Community Plan

Plan Adoption Date: May 21, 2009

Relevant goals/recommendations/strategies of the Midtown Regional Center Plan may include:

- Goal 8: Expand and Build Thriving Commercial Corridors
 - Objective 8.1: Identify specific corridors for revitalization and create strategic plans for redevelopment
 - Action Steps: 8.1.5. Identify and promote properties near Loop 410 as identified in the Future Land Use Plan as an ideal area for light manufacturing and technology through the designation of business parks
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- Goal 9: Promote Diversification of Businesses and Services
 - Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle
 - Action Steps: 9.1.1. Attract local and national businesses that reach a larger community

Comprehensive Land Use Categories

Land Use Category: “Public Institutional”

Description of Land Use Category: Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. The location for these services include where they currently reside, as well as where they meet the future needs of the community.

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Land Use Category: “Light Industrial”

Description of Land Use Category: Light Industrial areas include a mix of light manufacturing uses, office parks and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Permitted Zoning Districts: C-2, C-3, O-1.5, O-2, L & MI-1

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential” and “Public Institutional”

Current Land Use Classification: Restaurant

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Lot

Direction: East

Future Land Use Classification: “Low Density Residential” and “Light Industrial”

Current Land Use Classification: Auto Paint and Body Shop, Fireworks Store

Direction: South

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Vacant Lot

Direction: West

Future Land Use Classification: “Public Institutional”, “Low Density Residential”, and “Parks Open Space”

Current Land Use: Church

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 “Low Density Residential” and “Public Institutional” to “Light Industrial” is requested in order to rezone the property to “L” Light Industrial District. The proposed “Light Industrial” is appropriate given that the property is located along a Primary Arterial and in close proximity Loop 410. The proposed use is consistent with the development pattern, “Light Industrial” and “Industrial” land uses are found in the surrounding areas.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-116001808

Current Zoning: "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1"

Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting
Region 1 District

Proposed Zoning: "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military
Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: December 21, 2021