

SAN ANTONIO PLANNING COMMISSION AGENDA



May 16, 2011



2:15 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. **PRELIMINARY ITEM:**

A. Work session, 2:00 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

2. 2:15 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

COMPREHENSIVE MASTER PLANS:

5. **PA11017-A** - Public hearing and consideration of an update to the resolution amending the text and land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City by: adding text to include a Heavy Industrial land use classification; and amending the land use plan by changing the use of approximately 17.615 acres located at 7811 South Presa from Business Park land use and Parks/Open Space land use to Heavy Industrial land use. (Planning and Community Development Department by Andrea Gilles)

6. Technical Advisory Committee interviews and appointment for Engineering and appointments for Community at Large and Development Community. (Development Services Department, by Rick Carrizales)

7. Director's report - City Council Action Update (Planning Commission Items sent to Council)

8. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

9. **ADJOURNMENT**

**City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation**

Plan Amendment Application Case No.: PA 11017 - A

Council District: **3**

City Council Meeting Date: **May 19, 2011**

- Plan Amendment Maps – Attachment 1
- Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Stinson Airport Vicinity Land Use Plan**

A request to 1) amend the text of the Stinson Airport Vicinity Land Use Plan to add a Heavy Industrial land use classification; and 2) amend the land use plan designation for 7811 South Presa Street *from Business Park land use and Parks/Open Space land use to Heavy Industrial land use.*

Background Information:

Applicant: City of San Antonio

Owner: NuStar Refining, LLC

Property Location: 7811 South Presa Street

Acreage: approximately 17.615 acres

Current Land Use of site: Refinery (designated Business Park in the land use plan)

Adjacent Land Uses:

N: designated Community Commercial; (vacant)

E: designated Community Commercial and Business Park; (vacant, outside storage, steel fabrication, bar, computer repair store, home improvement store with lumberyard)

S: Parks/Open Space; (parkland and auto repair)

W: Business Park and Parks/Open Space; (parkland, railroad)

Issue:

LAND USE ANALYSIS:

This proposed plan amendment is a request to include additional properties as part of the South Presa Metropolitan Corridor Overlay District project initiated by City Council Resolution 2010-03-18-0018R approved on March 18, 2010. The primary Plan Amendment, case number 11017, was brought before Planning Commission on March 9, 2011 and was recommended for approval to City Council. Prior to the City Council hearing, originally scheduled for April 21, 2011, a change in ownership occurred of the subject properties and an update to the original Plan Amendment request was made.

As was stated in the primary Plan Amendment case brought forward on March 9, 2001, a majority of the properties within the area encompassed by the whole of the proposed South Presa Metropolitan Corridor boundaries are in conformance with the Stinson Airport Vicinity Land Use Plan. However, several required plan amendments in order to establish a land use pattern that would be compatible with future uses as well as with long standing uses in place on the properties.

The current use of the properties located at 7811 South Presa is a petroleum refinery and bulk distribution facility. The property is currently classified as Business Park in the Stinson Airport Vicinity Land Use Plan. The Business Park land use classification calls for medium to large sized office buildings in a low-rise format housing professional, administrative, flex space, light manufacturing, and warehousing functions for private corporations. The classification also recommends that development in this land use classification should take the form of a cohesive, campus-like environment where buildings are interspersed with open space areas and pedestrian walkways.

The current land use classification of Business Park does not address the full range of existing uses at this property. A corresponding zoning case request has been submitted for these properties to allow for

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

the existing use to continue as well as for improvements and upgrades to be made to the properties. The land use designation that corresponds to the uses of this property is Heavy Industrial land use. The Stinson Airport Plan does not currently include the Heavy Industrial land use classification, therefore, a text amendment has been included as part of this case.

The Heavy Industrial land use classification includes heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petrochemical bulk storage.

In addition to the inclusion of the Heavy Industrial land use classification, this case includes a request to amend the subject properties from Business Park land use and Parks/Open Space land use to Heavy Industrial land use. Only a sliver of the western most portion of the subject property is designated Parks/Open Space; a small segment that is in the floodplain but privately owned.

The property is currently used to process and distribute petroleum products. South Presa is classified as a Secondary Arterial Type A in the Major Thoroughfare Plan. The adjacency to an existing arterial roadway would facilitate vehicular ingress and egress to the property. The property is also immediately adjacent to an existing railroad which would serve to buffer the properties to the west from potential negative impacts. The use currently in operation at 7811 South Presa Street is legally non-conforming and is inconsistent with the existing land use plan. The text and land use plan amendments would allow a recommendation for approval of the associated zoning change which would allow the current business operation on the property to continue and provide for upgrades and improvements to facilities on the existing site without expanding the use to adjacent properties.

Minimal Impact Impact can be mitigated Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: South Presa Street is a Secondary Arterial Type A; Southeast Military Drive to the north is a Primary Arterial Type A

Comments: An active rail line runs along the west side of the majority of the subject property. This rail line serves the site while also buffering the properties to the west from potential negative impacts.

Minimal Impact Impact can be mitigated Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: The San Antonio Missions National Historical Park is in the vicinity of the subject properties. Public investment is currently underway with the Mission Reach Ecosystem Restoration and Recreation Project. Mission San Juan de Capistrano is located approximately 1 mile south of the subject property. Mission Academy School is located approximately 1.5 miles south of the subject property.

Comments: This industrial use and other industrial uses in the area have co-existed with the San Antonio River and the San Antonio Missions National Historical Park for decades. The existing rail line serves the site while also buffering the park properties to the west from potential negative impacts. The River Improvement Overlay District (RIO) and Mission Historic District (H) will ensure that any improvements or upgrades made to the property will respect the investment in the San Antonio River and the historic character of the San Antonio Missions National Historical Park.

Minimal Impact Impact can be mitigated Significant Impact to Community Facilities Capacity

**City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation**

Recommendation:

STAFF RECOMMENDATION:

Approval Denial Alternate Recommendation:

Comments: The proposed plan amendment to a Heavy Industrial land use classification would more appropriately address the existing petrochemical processing and distribution facility currently in operation at 7811 South Presa Street. The proposed land use amendment and its associated zoning case would allow maintenance of and upgrades to the existing petrochemical processing facilities on the property, but would not allow for the expansion of the use onto adjacent properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 16, 2011

Approval Denial Resolution Attached

Newspaper Publication Date of Public Hearing: April 28, 2011

No. Notices mailed 10 days prior to Public Hearing: 68

Registered Neighborhood Association(s) and Community Groups Notified: Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, East Pyron/ Symphony Lane Neighborhood Association, Hot Wells Neighborhood Association, Stinson Airport Vicinity Land Use Plan Stakeholders Group, and South Central Alliance of Neighborhoods.

Comments: There are no registered neighborhood associations within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2011076-A

Current zoning district: H I-2 AHOD RIO-6

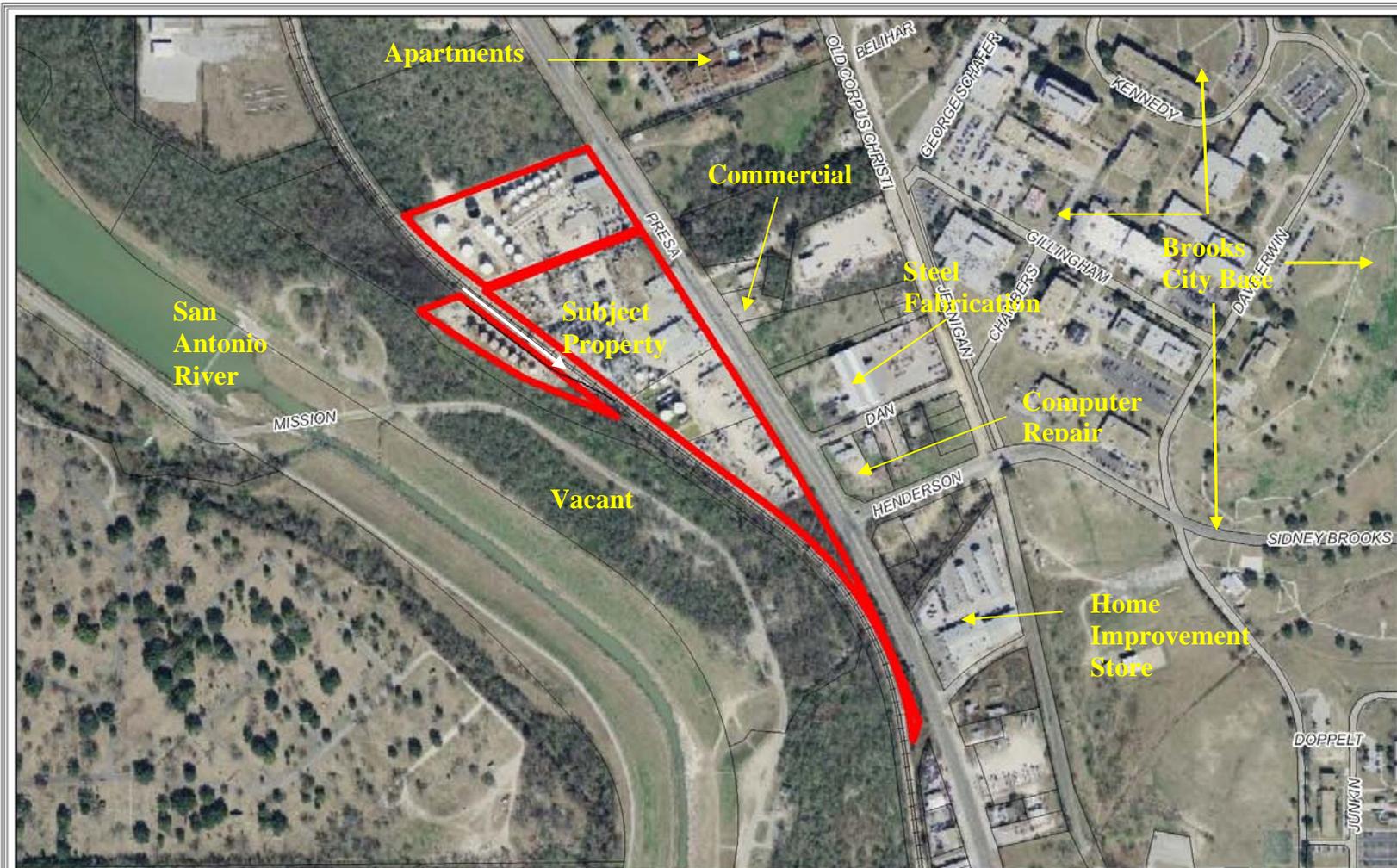
Proposed zoning district: H I-2 S AHOD RIO-6 with a Specific Use Authorization for Petroleum-Manufacturing or Processing

Zoning Commission Public Hearing Date: May 17, 2011

Approval Denial

Planning and Community Development Department Staff:

T.C. Broadnax	Assistant City Manager / Interim Director
Andrea Gilles	Planning Manager
Case Manager: Tyler Sorrells, AICP	Planner Phone No.: 210.207.7395



2010 Aerial

Date Source: City of San Antonio Enterprise GIS, Deane Metro 911, Deane Approved District
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Map Created by: Preston Trinkle
 Map Creation Date: Apr. 27, 2011
 Map File Location: Amend_11017_A_Stinson.mxd
 PDF Filename: 1104GP26.pdf

Stinson Airport Vicinity Plan
 Adopted Plan Amendment 11017-A Area



City of San Antonio
 Planning and Community
 Development Department

Patrick B. Howard AICP
 Interim Director

Cliff Morton Development and
 Business Services Center
 PO Box 839066
 San Antonio, TX 78203



**Proposed text amendment to the Land Use Plan section of the
Stinson Airport Vicinity Land Use Plan:**

Proposed amendment to add the following land use classification:

Heavy Industrial – includes heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, battery manufacturing, and petro chemical bulk storage. Associated zoning districts: I-2 and MI-2.

STINSON AIRPORT VICINITY LAND USE PLAN

	Land Use Classification	Recommended Zoning District
	<p>Heavy Industrial</p> <p><u>Includes heavy manufacturing, processing, and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples include auto manufacturing, battery manufacturing, and petrochemical bulk storage.</u></p>	<p>I-2 Heavy Industrial MI-2 Heavy Industrial</p>
	<p>Business Park</p> <p>Medium to large sized buildings in a low rise format that house professional, administrative, flex space, light manufacturing and warehousing functions for private corporations.</p> <p>Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways.</p> <p>Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.</p>	<p>BP, Business Park* C-2, Commercial C-3, Commercial O-1, Office District O-1.5, Office District O-2, Office District</p> <p>*Preferred zoning district</p>
	<p>Public/Institutional</p> <p>Public, quasi-public, utility company and institutional uses</p> <p>Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.</p>	<p>Varies</p>

Master Plan Amendment 11017-A

Stinson Airport Vicinity Land Use Plan

Planning Commission
May 16, 2011
Agenda Item No. XX

Background



S. Presa Metropolitan Corridor

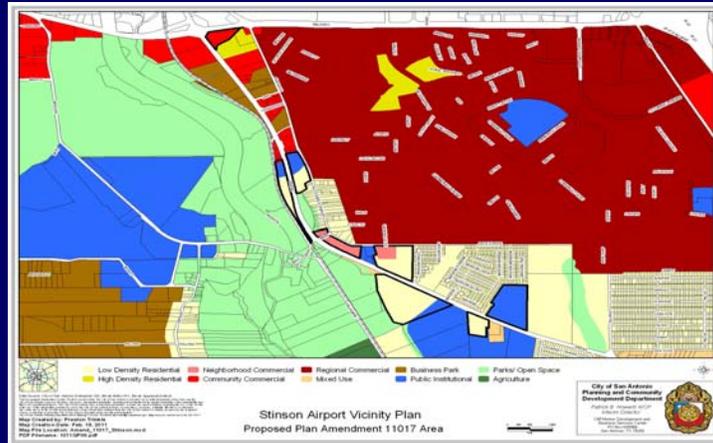
City Council Resolution:

2010-03-18-0018R

- Directed staff to undertake land use and other studies necessary for properties along S. Presa: IH-10 to Loop 410 to recommend to City Council:
 - corridor overlay district
 - comprehensive rezoning

Background

- Primary Case: 11017
- Recommended for approval by Planning Commission on March 9, 2011

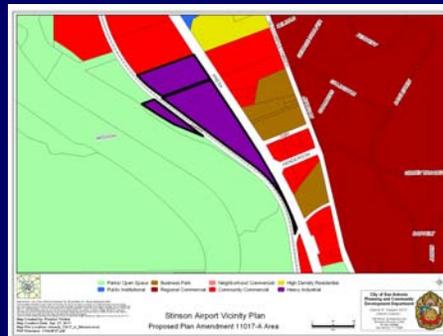
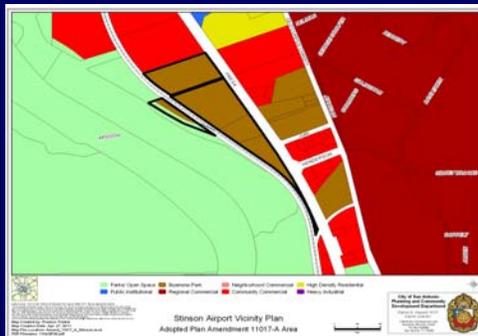


3

Amendment 11017-A

Plan as adopted:

Proposed amendment:



4

Area Images



Subject Property



North



East



South

Staff Recommendation

Approval of the request for:

- 1) text amendment to include the Heavy Industrial land use classification; and
- 2) amendment of the land use plan from Business Park and Parks/Open Space land uses to Heavy Industrial land use

RESOLUTION NO.

RECOMMENDATION TO APPROVE THE AMENDMENT TO THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY AMENDING THE TEXT OF THE LAND USE PLAN SECTION TO INCLUDE A HEAVY INDUSTRIAL LAND USE CATEGORY AND BY CHANGING THE USE FROM BUSINESS PARK LAND USE AND PARKS/OPEN SPACE LAND USE TO HEAVY INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 17.615 ACRES LOCATED AT 7811 SOUTH PRESA STREET.

WHEREAS, City Council approved the Stinson Airport Vicinity Land Use Plan as an addendum to the Master Plan on April 2, 2009; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 16, 2011 and **APPROVED** the amendment on May 16, 2011; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Stinson Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan as follows: by amending the text of the Stinson Airport Vicinity Land Use Plan to include a Heavy Industrial land use category; and by changing the use from Business Park land use and Parks/Open Space land use to Heavy Industrial land use for an area of approximately 17.615 acres located at 7811 South Presa Street.

PASSED AND APPROVED ON THIS 16th DAY OF MAY 2011.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Amelia Hartman, Chair
San Antonio Planning Commission