



PLANNING & CODES

ZC 01-21 Staff Report Krueger Rd Zoning Change A-R to LI

REQUEST:

A Zoning Change request from Agricultural-Ranch to Light Industrial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Vacant agricultural land
N of Property	None	Agricultural land
S of Property	C	Businesses, Vacant land, Residence & Railroad ROW
E of Property	R-1 & C	Residences, Towing business & Railroad ROW
W of Property	LI	Agricultural land

Applicant:

Tandem Enterprises, LP
307 W. Rhapsody Dr.
San Antonio, TX 78216

Property Owner:

Tandem Enterprises, LP
307 W. Rhapsody Dr.
San Antonio, TX 7816

Property Address/Location:

Krueger Rd & Railroad ROW

Legal Description:

ABS: 256 SUR: Andrew Neill
19.3 AC.

Lot Size/Project Area:

Approx. 19.3 acres

Future Land Use Plan:

Regional Node B

Notifications:

Mailed: Jan 29, 2021
Newspaper: Jan 24, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a 19.3-acre parcel north of the railroad row and bordering the city limits. This property is land-locked; the property is under the same ownership as the 75.951-acre tract to the southwest. This larger tract is already zoned as Light Industrial. The applicant intends to develop this 19.3 acres with the larger parcel to the southwest. Staff recommends approval of the zoning change from Agricultural-Ranch to Light Industrial.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently zoned Agricultural-Ranch. The site is vacant agricultural land. The parcel is land-locked, meaning that it doesn't have direct access to any public right-of-way. There is a private road (J Bar K Ln) to the west.

CODE REQUIREMENTS:

The Light Industrial zoning district consists of commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Unlike heavy industrial uses, land uses permitted within this district are primarily uses that will take place inside of a building, will have minimal or no outdoor storage, and do not emit detectable particulates, odor, smoke, gas fumes, light, vibrations or noise beyond the property lines. UDC site development standards require outdoor storage to be screened from streets and adjacent properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on one of the northern city limits boundaries. There is a mix of zoning in the area. To the immediate west and inside the city limits, the parcel (that shares ownership with the subject property) is zoned light industrial and is currently farmland. The applicant intends to develop the two parcels as one. The other feature flanking the property is the railroad right-of-way. Across the railroad, there are commercially zoned properties fronting the north side of US Hwy 90E and is a mix of uses, including grandfathered residences. To the east across the railroad, there are single-family residentially zoned properties fronting Ilka Switch Rd. The land uses include residences and towing business. Given the mix of land uses and existing similar zoning and the adjacent railroad, the request to light industrial would be compatible.

COMPREHENSIVE PLAN:

The property is located within the Regional Commercial Node. The intent of the Regional Nodes is to create environments within the City that encourage development at the regional scale. This is achieved through the intersections of major transportation corridors, allowing for a better vehicular network. However, with this particular regional node, there is a barrier to a better vehicular network – the railroad. Due to the railroad right-of-way, the subject property doesn't have direct access to US Hwy 90E or IH 10.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

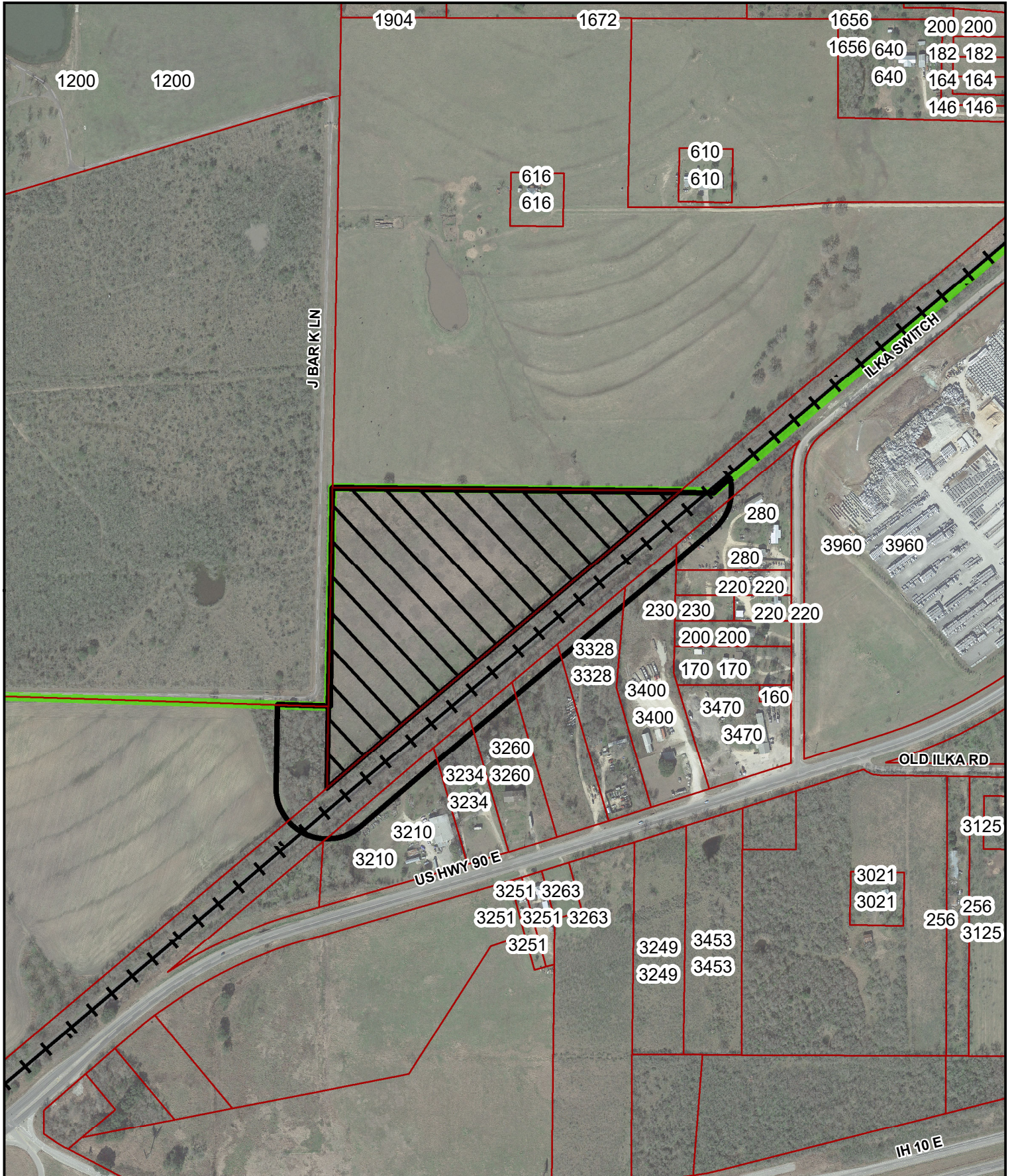
The property has no frontage. However, the parcel to the south west is under the same ownership and this parcel has access to Krueger Rd.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and site plan review) as required.

LOCATION MAP

ZC 01-21 KRUEGER RD



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Lot Lines



Site Location

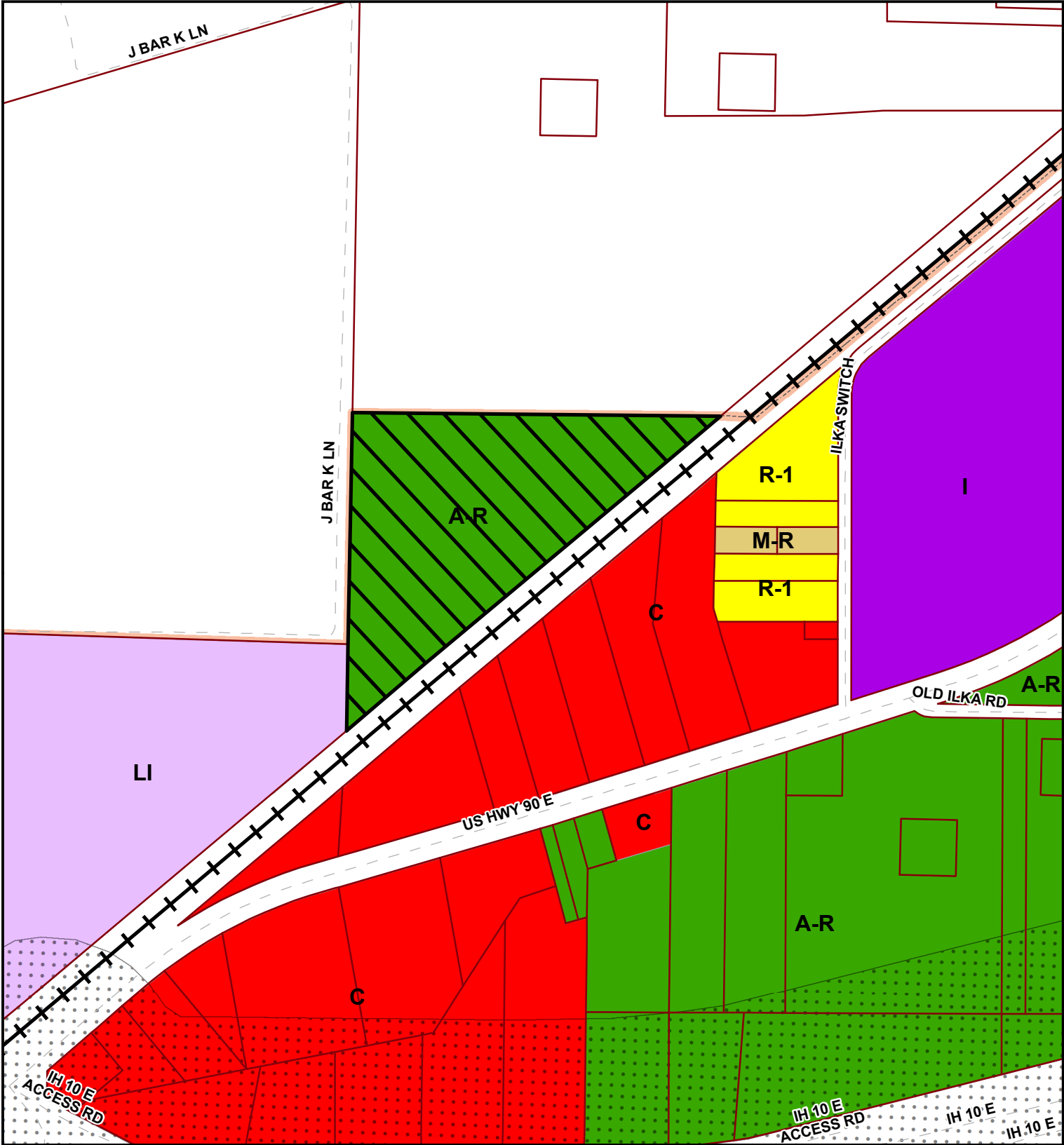


200' Notification Buffer
1 inch = 500 feet

Printed: 1/20/2021

ZONING MAP

ZC 01-21 KRUEGER RD



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	

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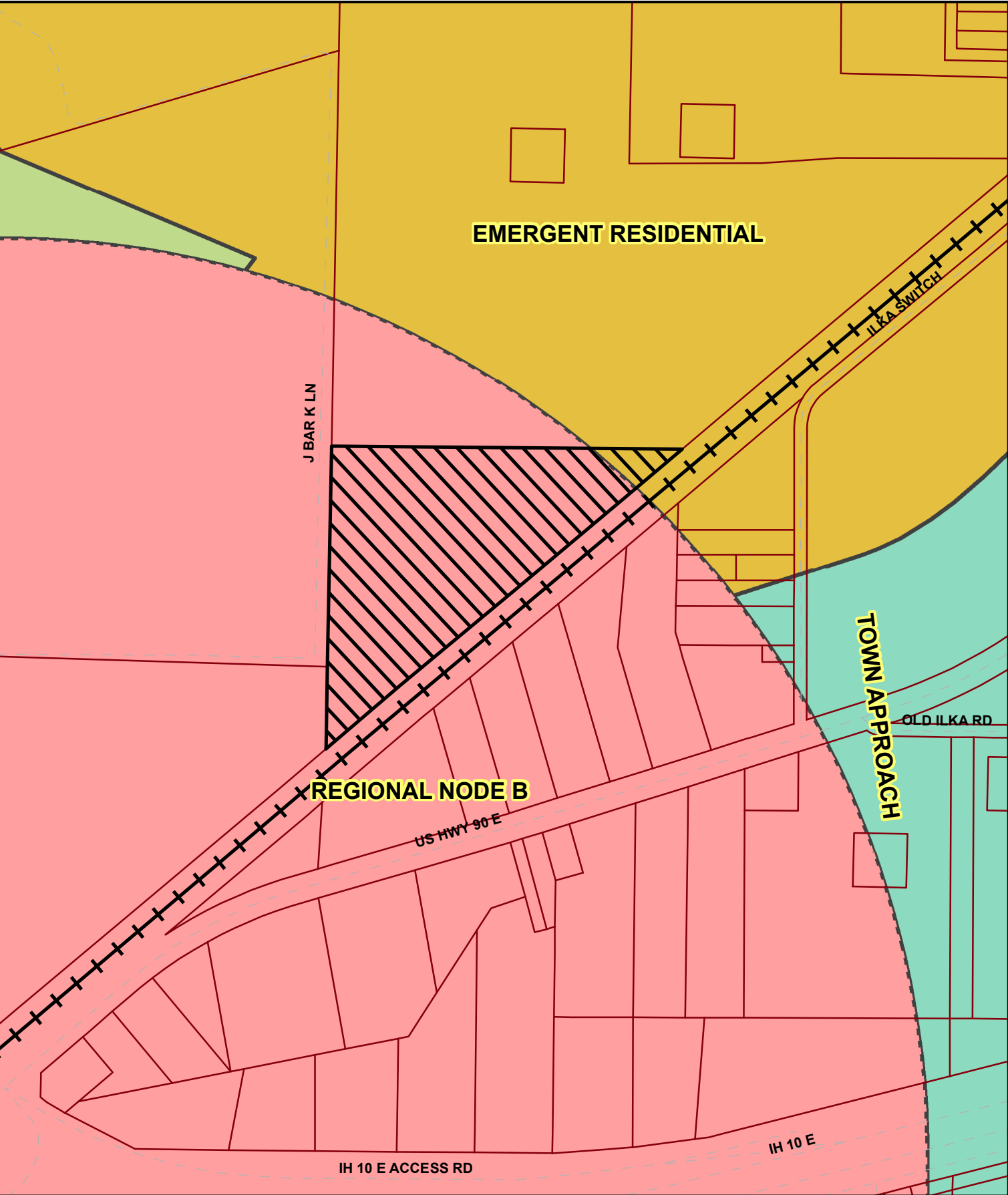
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Site Location

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