



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5169

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/14/2015

**Title:** PLAN AMENDMENT # 15087 (Council District 2): A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the IH 10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 53.434 acres of land out of NCB 17983, located in the 2600 Block of Forest Road, from "Low Density Residential" and "Community Commercial" to "Business Park." Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15087 Adopted and Proposed LU Maps, 2. Aerial Map PA15087, 3. PC Resolution PA 15087

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 15087  
(Associated Zoning Case Z2015304)

**SUMMARY:**

**Comprehensive Plan Component:** IH-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 2001

**Plan Update History:** Updated March 20, 2008

**Current Land Use Category:** Low Density Residential and Community Commercial

**Proposed Land Use Category:** Business Park

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 14, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** MFP Foster Ranch, LP

**Applicant:** McCombs Family Partners, Ltd.

**Representative:** Brown & Ortiz, PC

**Location:** Approximately 53.434 acres of land out of NCB 17983, located at 2600 Block of North Foster Road

**Total Acreage:** 53.434

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** IH-10 East Corridor Perimeter Team - 29

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Freeway 250' - 500'

**Proposed Changes:** None

**Thoroughfare:** North Foster Road

**Existing Character:** Secondary Arterial Type A 86'

**Proposed Changes:** None

**Public Transit:** There is no VIA bus stop located near the site.

**ISSUE:**

**Plan Adoption Date:** February 22, 2001

**Update History:** March 20, 2008

**Plan Goal 3 Compatibility of Land Uses:** Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential Development includes Single Family Residential Development in 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:** R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

**Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

**Permitted Zoning Districts:** NC, O-1, C-1, & C-2

**Comprehensive Land Use Categories**

**Business Park:** A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their

operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

**Permitted Zoning Districts:** BP, C-3, & L

### **Land Use Overview**

Subject Property

Future Land Use Classification: Low Density Residential & Community Commercial

Current Use Classification: Vacant Land and restaurants and a gas station

Direction: North

Future Land Use Classification: Low Density Residential & Public/ Institutional

Current Use: Vacant Land and OCL

Direction: East

Future Land Use Classification: Low Density Residential

Current Use: Vacant Land

Direction: South

Future Land Use Classification: UZROW

Current Use: Interstate Highway 10

Direction: West

Future Land Use Classification: Community Commercial

Current Use: Vacant Land and Auto/ Truck Industry Uses

### **Land Use Analysis**

The applicant requests this plan amendment and associated zoning change in order to develop a Business Park, a Hotel and other related commercial uses. The current Low Residential and Community Commercial Land Use classifications are not appropriate for this location. The subject property is located along Interstate Highway 10 at Foster Road. There is a high density of traffic and noise. Therefore, the current land use designation is incompatible. The proposed amendment to Business Park will provide compatibility with the desired business, the Interstate Highway, and adjacent residences located north of the property. The requested Business Park may serve as a buffer to the less intense uses. Interstate Highway 10 is major transportation corridor, together with its close proximity to existing Industrial uses, and interstate travelers make it appropriate for the Business Park land use classification. The development of the subject property with the Business Park land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the IH-10 Corridor Perimeter Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The subject property location along Interstate Highway 10, a major transportation corridor, together with its close proximity to existing industrial uses and interstate travelers make it appropriate for the Business Park land use classification. The development of the subject property with the Business Park land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015304

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District.

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 20, 2015.