



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5070

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 12/1/2016

**Title:** PLAN AMENDMENT # 16059 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 16.055 acres of land out of NCB 12886, located at 1054 SE Loop 410 from "Urban Living" to "Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016206)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16059, 2. PA 16059\_Aerial, 3. PA 16059 Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2016-12-01-0926

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

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16059  
(Associated Zoning Case Z2016206)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** Urban Living

**Proposed Land Use Category:** Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2016. Continued from August 10, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** HEB Grocery Company

**Applicant:** Todd Piland, Exec. V.P. HEB Grocery

**Representative:** Trey Jacobson

**Location:** 1054 SE Loop 410

**Legal Description:** 16.055 acres of land out of NCB 12886

**Total Acreage:** 16.055

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** SE Loop 410

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA bus stops near the subject property.

**ISSUE:**

**Plan Adoption Date:** May 21, 2009

**Update History:** None

**Goal 8: Expand and Build Thriving Commercial Corridors**

**Objective 8.1:** Identify specific corridors for revitalization and create strategic plans for redevelopment

**Comprehensive Land Use Categories**

**Urban Living:** Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category.

**Related Zoning Districts:** TND, TOD, MXD, UD, & FBZD

**Comprehensive Land Use Categories**

**Industrial:** Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall 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. Any outside storage must be under a roof and screened from public view.

**Related Zoning Districts:** C-3, O-1.5, O-2, L, I-1, I-2, MI-1 & MI-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Urban Living

**Current Use**

Industrial Use and Vacant Land

North

**Future Land Use Classification**

Community Commercial and Urban Living  
**Current Use**  
Commercial Use

East  
**Future Land Use Classification**  
Industrial  
**Current Use**  
Vacant Land

South  
**Future Land Use Classification**  
Industrial and Community Commercial  
**Current Use**  
Commercial Uses and Vacant Land

West  
**Future Land Use Classification**  
None  
**Current Use**  
Freeway

**LAND USE ANALYSIS:**

The subject property is currently used as a vacant storage yard with limited use. The property consists of three different zoning designations. The applicant requests this plan amendment to rezone the property to one zoning designation. The proposed plan amendment and proposed zoning change request follow the current pattern for development of the area and support the goals of the Eastern Triangle Community Plan to expand and build thriving commercial corridors.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The proposed amendment to the Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016206

Current Zoning: "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District, and "NP-10" Neighborhood Preservation District

Proposed Zoning: "I-1" General Industrial District  
Zoning Commission Hearing Date: August 16, 2016