



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3882  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 5/16/2019  
**Title:** PLAN AMENDMENT CASE # PA-2019-11600018 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" and "Community Commercial" to "Regional Commercial" on Lot P-58B and Lot P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700056)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-05-16-0419

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600018  
(Associated Zoning Case Z-2019-10700056)

**SUMMARY:**

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

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

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

**Current Land Use Category:** "Medium Density Residential" and "Community Commercial"

**Proposed Land Use Category:** "Regional Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 10, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Bayeh's Properties, LLC

**Applicant:** Jesse Clements

**Representative:** Jesse Clements

**Location:** Generally located at the northwest intersection of North Foster Road and East Houston Street.

**Legal Description:** Lot P-58B and Lot P-58D, NCB 12867

**Total Acreage:** 5.748

**Notices Mailed**

**Owners of Property within 200 feet:** 20

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** N. Foster and E. Houston

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known

**Public Transit:** No VIA bus routes are within walking distance of the subject property.

**Routes Served:** NA

**Comprehensive Plan**

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

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

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

**Plan Goals:**

- 2.1 Develop plan for Crestway improvements
- 4 Improve the Corridor

**Comprehensive Land Use Categories**

**Land Use Category:** "Medium Density Residential"

**Description of Land Use Category:**

- Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes.
- This form of development should be located along collectors or residential roads, and can serve as a buffer between low density residential and more intense land uses, such as commercial.
- This classifications includes 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, RM-4, RM-5, & RM-6

**Comprehensive Land Use Categories**

**Land Use Category:** "Community Commercial"

**Description of Land Use Category:**

- 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.

- Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.
- Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, C-1, & C-2 (except C-3 & O-2)

### **Comprehensive Land Use Categories**

**Land Use Category:** “Regional Commercial”

#### **Description of Land Use Category:**

- Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.
- Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.
- Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

**Permitted Zoning Districts:** NC, O-1, O-2, C-1, C-2, & C-3

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification:**

Medium Density Residential and Community Commercial

#### **Current Land Use Classification:**

Vacant

**Direction:** North

#### **Future Land Use Classification:**

Medium Density Residential

#### **Current Land Use Classification:**

Vacant

**Direction:** East

#### **Future Land Use Classification:**

Regional Commercial

#### **Current Land Use Classification:**

Mostly Vacant, Fireworks and Truck Repair

**Direction:** South

#### **Future Land Use Classification:**

Industrial

#### **Current Land Use Classification:**

Vacant

**Direction:** West

#### **Future Land Use Classification:**

Medium Density Residential (Plat: Rosillo Creek Unit 1)

#### **Current Land Use:**

Residential Construction underway

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Far East Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” and “Community Commercial” to “Regional Commercial” is requested in order to rezone the property to “C-3” General Commercial. This is consistent with the I-10 East Corridor Perimeter Plan’s objective for Regional Commercial uses to be located primarily at the intersection of highways and arterials. Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region and serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the I-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700056**

**Current Zoning:** “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District and “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District

**Proposed Zoning:** “C-3 AHOD MLOD-3 MSAO-2” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District

**Zoning Commission Hearing Date:** April 16, 2019