



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4863

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/13/2017

**Title:** PLAN AMENDMENT CASE # 17074 (Council District 2): A request by Brown & Ortiz for approval of a resolution to amend the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Urban Living” on 40.027 acres out of NCB 16551 (formerly CB 5089), generally located at East Loop 1604 and Weichold Rd. Staff recommends Approval. (Erica Greene, Planner (210)207-7980,erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017247)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 17074 Proposed Map, 2. PA 17074 Aerial Map, 3. PC Resolution\_PA 17074

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17074  
(Associated Zoning Case Z2017247)

**SUMMARY:**

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

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

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Urban Living”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 13, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Trogon Properties LTD

**Applicant:** Trogon Properties LTD

**Representative:** Brown & Ortiz

**Location:** Generally located E. Loop 1604 and Weichold Road

**Legal Description:** 40.027 acres out of NCB 16551 (formerly CB 5089)

**Total Acreage:** 40.027

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** East Loop 1604

**Existing Character:** Major Highway

**Proposed Changes:** None

**Thoroughfare:** Weichold Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

VIA bus route is not within walking distance of the subject property.

**ISSUE:**

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

**Update History:** March 20, 2008

**Plan Goal:** The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric and to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential Development includes Single Family Residential Development on 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.

**Example Zoning Districts:**

R-4, R-5, R-6, R-20, RE NP-8, NP-10, & NP-15

**Comprehensive Land Use Categories**

**Urban Living:** Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the

form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.

Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

**Example Zoning Districts:**

TND, TOD, MXD, UD, & FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Industrial

**Current Use**

Water Tower, Solar Field

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot

South

**Future Land Use Classification**

Regional Commercial

**Current Use**

Vacant Lot

West

**Future Land Use Classification**

OCL

**Current Use**

OCL

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

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant requests this Plan Amendment and associated zoning change to allow for multi-family housing and commercial uses. The proposed amendment to “Urban Living” land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the I-10 East Corridor Perimeter Plan that proactively promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City’s cultural, natural, and economic fabric and to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City. The proposed amendment to “Urban Living” is an appropriate fit that supports the accommodation of growth within this area.

**ALTERNATIVES:**

1. Recommend denial 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: Z2017247**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD"

Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "MXD AHOD" Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: September 19, 2017