



City of San Antonio

Agenda Memorandum

File Number: 17-6270

Agenda Item Number: P-5.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 17081

(Associated Zoning Case Z2017272)

SUMMARY:

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: "Parks Open Space", "Low Density Residential", "Neighborhood Commercial", "Community Commercial", and "Industrial"

Proposed Land Use Category: "Regional Commercial", "Light Industrial", and "Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 11, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: The subject properties are generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516.

Legal Description: 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995

Total Acreage: 1,139

Notices Mailed

Owners of Property within 200 feet: 134

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: North Foster Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: FM 1346

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: FM 1516

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within this area.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Objective: Land Use: Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

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.

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

Comprehensive Land Use Categories

Land Use Category: Light Industrial

Description of Land Use Category: Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Permitted Zoning Districts: C-3 and L

Comprehensive Land Use Categories

Land Use Category: Industrial

Description of Land Use Category: General 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.

Permitted Zoning Districts: C-3, L, I-1 and I-2

Proximity to Regional Center/Premium Transit Corridor

The subject properties are not within a ½ of a mile of a Regional Center. The subject properties are not within a ½ of a mile of a Premium Transit Corridor.

FISCAL IMPACT:

None.

Staff analysis and recommendation:

Staff Analysis and Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The properties are located along North Foster Road, FM 1346, and FM 1516, which are secondary arterials. The subject properties were annexed into the City of San Antonio on August 31, 2017 and zoned “DR” with direction to staff to reassess the area for more appropriate zoning. The proposed land use amendments to the IH-10 East Perimeter Plan are necessary in order to appropriately address the future growth of San Antonio. The area is transitioning from rural farm land into a large industrial park. Appropriate land uses are needed in order to adequately address the current and future development of this area.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017272

Current Zoning: “DR AHOD” Development Reserve Airport Hazard Overlay

Proposed Zoning: “C-1 S AHOD” Light Commercial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District”, “L AHOD” Light Industrial Airport Hazard Overlay District”, “I-1 AHOD” General Industrial Airport Hazard Overlay District”, and “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District. Zoning Commission Hearing Date: October 17, 2017