



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2293

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**Agenda Item Number:** P-4.

**Agenda Date:** 4/5/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18031

(Associated Zoning Case Z2018108)

**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:** “Parks & Open Space”, “Urban Living”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** II Southfork Development, Ltd.

**Applicant:** Roy White

**Representative:** Brown & Ortiz

**Location:** Generally Located at 999 E IH 10

**Legal Description:** 9.5 acres out of NCB 18225 and CB 5083

**Total Acreage:** 9.5

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Applicable Agencies:** Planning Department, Texas Department of Transportation

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** March 20, 2008

**Plan Goals:** Goal 3- 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**

**Land Use Category:** Parks/Open Space

**Description of Land Use Category:** Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

**Permitted Zoning Districts:**

**Land Use Category:** Urban Living

**Description of Land Use Category:** 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.

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

**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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Urban Living, Parks/Open Space

**Current Land Use Classification:**

Vacant Lots

Direction: North

**Future Land Use Classification:**

None

**Current Land Use Classification:**

City of Shertz

Direction: East

**Future Land Use Classification:**

Parks/Open Space, Industrial, Low Density Residential, Urban Living

**Current Land Use Classification:**

Vacant Lots, Clafrac, Cobalt Truck Equipment, Curran Contracting Company

Direction: South

**Future Land Use Classification:**

Urban Living, Low Density Residential

**Current Land Use Classification:**

Vacant Lots

Direction: West

**Future Land Use Classification:**

Low Density Residential, Urban Living

**Current Land Use:**

Vacant Lots

**FISCAL IMPACT:**

None.

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

The subject Property is not within a Regional Center or a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The I-10 East Corridor Perimeter Plan has identified this area as having strong growth for potential development. The subject property fronts IH-10 which would serve as an appropriate commercial corridor in the near future. “C-2” Commercial District uses would provide services, and economic development to the area. Allowing the change to “Community Commercial”, would align the land use to the portion of the property that is currently zoned “C-2”, in addition to eliminating the Parks/Open Space which should not be designated on privately owned property.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018108**

Current Zoning: “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District

Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 6, 2018