



City of San Antonio

Agenda Memorandum

File Number: 19-7992

Agenda Item Number: 24.

Agenda Date: 11/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA2019-11600077
(Associated Zoning Case Z2019-10700276)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: JPN, LLC

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: Northwest of Weichold Road and East Loop 1604 North

Legal Description: 18.007 acres out of NCB 16551

Total Acreage: 18.007 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph Air Force Base, Texas Department of Transportation

Transportation

Thoroughfare: East Loop 1604 North

Existing Character: Major Arterial Type A

Proposed Changes: None

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

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

- “High Density Residential uses should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.”
- “Regional Commercial uses... are usually 20 acres or greater in size.”
- Goal 4: Improve 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. 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 Category: “High Density Residential”

Description of Land Use Category: High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM5, RM-6, MF-25, & MF-33

Land Use Overview

Subject Property

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Urban Living” and “Low Density Residential”

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Fuel Station

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Cemetery, homesteads

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use designation of “High Density Residential” is appropriate for this property and surrounding area. The IH-10 East Corridor Perimeter Plan encourages “High Density Residential” uses along major highways such as Loop 1604. This is a consistent transition to the existing “Urban Living” and “Low Density Residential” land uses in the area.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700276

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Proposed Zoning: “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: November 19, 2019