



City of San Antonio

Agenda Memorandum

File Number: 14-1637

Agenda Item Number: P-2.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Plan Amendment 14052

SUMMARY:

An Ordinance amending the future land use plan contained in the **I-10 East Corridor Perimeter Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.5736 of an acre of land out of NCB 16549 located on a portion of 9003 IH-10 East, from **Parks Open Space** land use to **Industrial** land use.

The Department and Planning Commission recommend approval. The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses.

BACKGROUND INFORMATION:

Case Manager: Robert Acosta, Planner

Applicant: Electric Guard Dog LLC for Arrow Truck

Owner: D & F Moody Ltd

Property Location: 0.5736 acres of land out of Parcel 17D, NCB 16549 located on a portion of 9003 Interstate Highway 10 East

Acreage: 0.5736

Current Land Use of site: Vacant Land

Adjacent Land Uses:

N: Designated Parks Open Space; occupied by Commercial Building

E: Designated Parks Open Space; occupied by Vacant Land

S: Designated Right-of-Way; occupied by IH-10 East Access Road

W: Designated Parks Open Space; occupied by Vacant Land

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goals:

PG. 13: IH 10 East Corridor Overlay Summary: 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. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter planning area by addressing incompatible land uses.

LAND USE ANALYSIS:

The subject property is located on the north side of IH 10 East just south of the intersection of IH-10 East and Loop 1604 within the IH-10 East Corridor Perimeter Plan. The subject property consists of vacant land that makes up the frontage and entry way for an existing commercial development.

The applicant requests this plan amendment and associated zoning case in order to install a security fence on the existing commercial development. The subject property has a land use classification of Parks Open Space and is zoned C-3, Commercial District. The associated zoning district to bring the desired use into conformance requires a more intense industrial land use classification thus the need to request a change in the land use plan. The proposed amendment to Industrial will provide consistency with the proposed use and the existing commercial development and, at the same time, allow the applicant to seek the appropriate zoning district from the current C-3, Commercial District. The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses. The Industrial land use classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City’s Major Thoroughfare Plan identified IH-10 and Loop 1604 as freeways. The neighboring area has no sidewalks or mass transit service. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

The neighboring area has no community facilities in the immediate area; however, Elolf Elementary School, Judson Middle School and Judson High School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

ALTERNATIVES:

No action will maintain the current future land use classification of Parks Open Space.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposed amendment to Industrial land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change allows for development consistent with the existing abutting uses. The Industrial land use classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 11, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: May 23, 2014

No. of notices mailed 10 days prior to Public Hearing: 2 to owners of property within 200 feet; 29 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014173

Current zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Public Hearing Date: July 15, 2014

Approval.