



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2003

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/2/2015

**Title:** PLAN AMENDMENT #15017 (District 2): An Ordinance amending the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.6156 acres of land being Lots 2, 3, and 4, Block 8 in NCB 16567 located at 8817, 8823 and 8831 IH-10 East from Parks/Open Space land use to Community Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2015083 CD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Ordinance 2015-04-02-0253

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick J. Sanchez

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 15017  
(Associated Zoning Case Number Z2015083 CD)

**SUMMARY:**

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

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

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

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 11, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** David Moody

**Applicant:** Katherine Moody

**Representative:** Katherine Moody

**Location:** Approximately 3.6156 acres of land being Lots 2, 3, and 4, Block 8 in NCB 16567 located at 8817, 8823 and 8831 IH-10 East.

**Total Acreage:** 3.6156 acres

**Notices Mailed**

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

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

**Planning Team:** 29

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** IH-10 East

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** FM 1516

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Green Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is no public transportation system in the immediate area.

**ISSUE:**

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

**Update History:** March 20, 2008

**Goal:** Commercial development within the Corridor provides support services to residents in the area and should be situated on shallow lots along major thoroughfares and at major thoroughfare intersections.

**Comprehensive Land Use Categories**

**Parks/Open Space:** Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) and environmental protection (natural areas, urban forests, wetlands).

**Example Zoning Districts:**

None

**Comprehensive Land Use Categories**

**Community Commercial:** 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.

**Example Zoning Districts:**

NC, O-1, C-1, & C-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Commercial Use

North

**Future Land Use Classification**

Community Commercial

**Current Use**

Commercial Use

East

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Commercial Use

South

**Future Land Use Classification**

UZROW

**Current Use**

IH-10 East Access Road

West

**Future Land Use Classification**

Park Open Space

**Current Use**

Commercial Use

**LAND USE ANALYSIS:**

The subject property consists of part of a trucking facility. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is classified as Park/Open Space and zoned "C-3" Commercial District and trucking uses of this intensity are not allowed by right under this land use classification and zoning designation. The associated zoning district required to bring the subject property into conformance requires a higher intensity land use classification and thus the need to request a change in the land use plan. The proposed amendment to Community Commercial will provide consistency with the existing land use and allow the applicant to seek the appropriate zoning classification. The subject property's location along IH-10 East, a major transportation corridor, together with its close proximity to existing commercial uses and commercial zoning designations make it appropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification would contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing

development pattern.

**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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The subject property's location along IH-10 East, a major transportation corridor, together with its close proximity to existing commercial uses and commercial zoning designations make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-2 CD" zoning district.

**PLANNING COMMISSION RECOMMENDATION:**

Approved. Resolution Attached

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015083 CD**

Current Zoning: "C-3" General Commercial District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage to include Truck Repair

Zoning Commission Hearing Date: February 17, 2015

Approved.