



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3466  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 8/4/2016  
**Title:** PLAN AMENDMENT # 16044 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.201 acres out of NCB 10596, located in the 1400 Block of Springfield Road at East Binz-Engleman Road from "Low Density Residential" to "Business Park." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016157)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Adopted & Proposed LU Map- PA\_16044, 2. PA16044\_Aerial, 3. PA 16044 Signed Resolution, 4. 16-3466 PA 16044\_Draft Ordinance, 5. Ordinance 2016-08-04-0566

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16044  
(Associated Zoning Case Z2016157)

**SUMMARY:**

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

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

**Plan Update History:** March 20, 2008

**Current Land Use Category:** Low Density Residential

**Proposed Land Use Category:** Business Park

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 25, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Paul Daniec, Weislawa Daniec and Marion Janik

**Applicant:** Paul Daniec, Weislawa Daniec and Marion Janik

**Representative:** Brown & Ortiz, P.C.

**Location:** 1400 Block of Springfield Road at East Binz-Engleman Road

**Legal Description:** 15.201 acres of land out of NCB 10596

**Total Acreage:** 15.201

**Notices Mailed**

**Owners of Property within 200 feet:** 59

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

**Applicable Agencies:** San Antonio Aviation Department

**Transportation**

**Thoroughfare:** FM 78

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Binz-Engleman Road

**Existing Character:** Local Road

**Proposed Changes:** None known

**Thoroughfare:** Springfield Road

**Existing Character:** Collector Road

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus route is #21 which stops at the intersection of FM 78 and Old Seguin Road to the northeast of the 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: Compatibility of Land Uses 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**

**Low Density Residential:** Low Density Residential Development includes Single-Family Residential Development in individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

**Comprehensive Land Use Categories**

**Business Park:** A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

**Permitted Zoning Districts:** BP, C-3, & L

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Land

North

#### **Future Land Use Classification**

Community Commercial

#### **Current Use**

Commercial Uses

East

#### **Future Land Use Classification**

None

#### **Current Use**

Outside City Limits, Residential Uses

South

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Land and Residential Uses

West

#### **Future Land Use Classification**

Community Commercial

#### **Current Use**

Commercial Uses

### **Land Use Analysis**

The applicant requests this plan amendment and associated zoning change in order to develop a Business Park. The current Low Density Residential future land use classification is not appropriate for this location. The subject property is located near the junction of FM 78 and Binz-Engleman Road. There is a high density of traffic and noise from the nearby commercial uses and railroad line. Therefore, the current land use designation is incompatible. The proposed amendment to Business Park land use classification will provide compatibility with the railroad line, the highly travelled FM 78 and the surrounding commercial uses. The requested Business Park also may serve as a buffer to the less intense uses to the east and south of the property. Since the Business Park classification will only allow business uses which carry on their operation in enclosed facilities, there is no

negative impact that is created outside of the boundaries of the business park. Landscape buffers will be provided for the areas of the property adjacent to residential uses. Therefore, the development of the subject property with the Business Park land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility of uses while not significantly altering the existing development pattern.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The subject property is located near the junction of FM 78, a major transportation corridor, and Binz-Engleman Road. The subject property is also near a railroad line as well as commercial and industrial uses. The development of the subject property with the Business Park land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016157

Current Zoning: "MF-33 AHOD" Multi Family Airport Hazard Overlay District

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: June 7, 2016