



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4477

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 9/15/2016

**Title:** PLAN AMENDMENT # 16058 (Council District 2): An Ordinance amending the future land use plan contained in the IH 10 E Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 8.351 acres out of NCB 17322, located at 5834 IH 10 East from "Community Commercial" to "Industrial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016205 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16058 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-09-15-0710

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

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16058  
(Associated Zoning Case Z2016205 S)

**SUMMARY:**

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

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

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 10, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Theissen Family Ltd.

**Applicant:** Theissen Family Ltd.

**Representative:** Patrick W. Christensen

**Location:** 5834 IH 10 East

**Legal Description:** 8.351 acres out of NCB 17322

**Total Acreage:** 8.351 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 4

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** IH-10 East

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus routes is #25 within walking distance of the subject property.

**ISSUE:**

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

**Update History:** March 20, 2008

Goal: 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

**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. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Example Zoning Districts:**

NC, O-1, C-1, & C-2(except C-3 & O-2)

**Comprehensive Land Use Categories**

**Industrial:** General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

**Example Zoning Districts:**

C-3, L, I-1 & I-2

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Community Commercial

**Current Use**

Vacant

North

**Future Land Use Classification**

Community Commercial

**Current Use**

Tire Shop

East

**Future Land Use Classification**

Business Park

**Current Use**

Vacant

South

**Future Land Use Classification**

Business Park

**Current Use**

Military Air Field

West

**Future Land Use Classification**

Community Commercial

**Current Use**

Salvage Yard

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change to allow for expansion of the existing auto parts recycling facility on the subject property. The properties that are located around the subject property include several industrial and commercial uses. The proposed amendment to Industrial is not consistent with the surrounding areas. The proposed amendment to Industrial land use will significantly alter the land use pattern and character of the immediate area as the proposed change will enable saturation of the surrounding uses in the surrounding neighborhood. The Industrial classification does not support the I-10 East Corridor Plan purpose 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

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends Denial. The proposed amendment to Industrial land use will significantly alter the land use pattern or character of the immediate area due to saturation of uses into the neighborhood.

**PLANNING COMMISSION RECOMMENDATION:** Approval (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016205 S

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler

Zoning Commission Hearing Date: August 16, 2016