



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4432

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/9/2017

**Title:** PLAN AMENDMENT CASE # 17063 A-E, G, H (Council District 2, 4, 6, 8):

PLAN AMENDMENT CASE # 17063-A (Council District 8): To amend the North Sector Plan, by changing the future land use from "Country Tier", "Rural Estate Tier", "Suburban Tier", and "Natural Tier" to "Rural Estate Tier" and "Suburban Tier" on approximately 0.89 square miles located in Bexar County, Texas, generally located north of Ralph Fair Road, east of Boerne Stage Road, south of Woodland Parkway, and west of West Outer Drive (The IH-10 West Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-B (Council District 8): To amend the North Sector Plan, by changing the future land use from "Natural Tier", "Suburban Tier", and "Rural Estate Tier" to "Country Tier", "Rural Estate Tier", "Natural Tier", "Suburban Tier", and "General Urban Tier" on approximately 1.82 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-C (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from "Regional Center" and "Suburban Tier" to "Regional Center" and "Suburban Tier" on approximately 0.6 square miles located in Bexar County, Texas, generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-D (Council District 6): To amend the West/Southwest Sector Plan, by changing the future land use from "General Urban Tier", "Suburban Tier", "Mixed Use Center", "Regional Center", and "Civic Center" to "General Urban Tier", "Suburban Tier", "Regional Center", and "Civic Center" on approximately 1.96 square miles located in Bexar County, Texas, generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo Ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).

PLAN AMENDMENT CASE # 17063-E (Council District 4): To amend the West/Southwest Sector Plan, by changing the future land use from "Suburban Tier", "Regional Center", "Agribusiness Tier", and "Rural Estate Tier" to "Regional Center", "Rural Estate Tier", "Agribusiness Tier", and "Suburban Tier" on approximately 8.27 square miles located in Bexar County, Texas, generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area).

PLAN AMENDMENT CASE # 17063-G (Council District 2): To amend the Eastern Triangle Community Plan, by changing the future land use from "Community Commercial", "Industrial", "Low Density Residential", "Neighborhood Commercial", "Rural Living", "Public Institutional", and "Parks Open Space" to "Community Commercial", "Industrial", "Public Institutional", "Light Industrial", "Rural Living", "Low Density Residential", and "Neighborhood Commercial", on approximately 3.94 square miles located in Bexar County, Texas, generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).

PLAN AMENDMENT CASE # 17063-H (Council District 2): To amend the IH-10 East Perimeter Plan,

by changing the future land use from “Urban Living”, “Low-Density Residential”, “Parks/Open Space”, “Community Commercial”, “Regional Commercial”, and “Industrial” to “Low-Density Residential”, “Community Commercial”, “Regional Commercial”, and “Industrial”, on approximately 2.36 square miles located in Bexar County, Texas, generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).

Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017206)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Babcock Road Location Map, 2. Culebra-Alamo Ranch Location Map, 3. IH 10 West\_Loop 1604 Corridor Location Map, 4. IH10 E\_Loop 1604 Location Map, 5. Loop 1604\_Potranco Road Location Map, 6. South Foster Road Location Map, 7. Vance Jackson Location Map, 8. Wiseman Road Location Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2, 4, 6, and 8

**SUBJECT:**

Plan Amendment 17063 A-E, G, H  
(Associated Zoning Case Z2017206)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and I-10 East Perimeter Plan

**Plan Adoption Date:** North Sector Plan (August 5, 2010), West/Southwest Sector Plan (April 21, 2011), Eastern Triangle Community Plan (May 21, 2009), I-10 East Perimeter Plan (February 22, 2001)

**Plan Update History:** I-10 East Perimeter Plan (March 20, 2008)

**Current Land Use Category:** “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “Natural Tier”, “Regional Center”, “General Urban Tier”, “Mixed Use Center”, “Civic Center”, “Agribusiness Tier”, “Community Commercial”, “Industrial”, “Low-Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, “Parks Open Space”, and “Urban Living”

**Proposed Land Use Category:** “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “Natural Tier”, “Regional Center”, “General Urban Tier”, “Mixed Use Center”, “Civic Center”, “Agribusiness Tier”, “Community Commercial”, “Industrial”, “Low-Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, “Parks Open Space”, “Urban Living”, and “Light Industrial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Multiple Property Owners

**Applicant:** City of San Antonio

**Representative:** Daniel Hazlett, Planner

**Locations:**

- a) The properties are generally located north of Ralph Fair Road, east of Boerne Stage Road, south of Woodland Parkway, and west of West Outer Drive (The IH-10 West Corridor Annexation Area).
- b) The properties are generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).
- c) The properties are generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).
- d) The properties are generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).
- e) The properties are generally located north of Nelson Road, east of West Grosenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area).
- f) The properties are generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).
- g) The properties are generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).
- h) The properties are generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (Vance Jackson Annexation Area).

**Legal Description:** Being approximately 19.84 square miles in Bexar County, Texas.

**Total Acreage:** 12,698

**Notices Mailed**

**Owners of Property within 200 feet:** 4,034

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** West Loop 1604

**Existing Character:** Highway

**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway10 East

**Existing Character:** Highway

**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway 10 West

**Existing Character:** Highway

**Proposed Changes:** None Known

**Thoroughfare:** US Highway 90

**Existing Character:** Highway

**Proposed Changes:** None Known

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Potranco Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Wiseman Boulevard

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** North Foster Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA operates multiple routes within the following areas:

- The Babcock Road Corridor Annexation Area
- The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area
- The Potranco-West Loop 1604 Corridors Annexation Area

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan, West/Southwest Sector Plan

**Plan Adoption Date:** August 05, 2010

**Plan Goals:** Goal Economic Development 1- Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

### **Comprehensive Land Use Categories**

**Land Use Category:** Country Tier

**Description of Land Use Category:** The Country Tier includes large tract detached Single-Family housing, as well as small scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores.

**Permitted Zoning Districts:** RP, FR

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** The Suburban Tier includes small and large tract attached detached Single-Family; Multi-Family housing, such as duplex, triplex, quadplex, and townhomes. Commercial uses include service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other

retail stores.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P  
RD (Conservation Subdivision), UD

**Land Use Category:** General Urban Tier

**Description of Land Use Category:** General Urban Tier includes small tract detached Multi-Family including apartments. Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Plan Goals:** Goal 8: Expand and build thriving commercial corridors

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Low Density Residential Development includes Single Family Residential Development on 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:** RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

**Land Use Category:** Neighborhood Commercial

**Description of Land Use Category:** Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor's offices, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian's offices, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets.

**Permitted Zoning Districts:** NC, O-1, & C-1

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

**Plan Adoption Date:** February 26, 2001

**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.

**Land Use Category:** Community Commercial

**Description of Land Use Category:**

**Permitted Zoning Districts:** 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.

**Land Use Category:** Industrial

**Description of Land Use Category:** 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.

**Permitted Zoning Districts:** C-3, L, I-1 and I-2

**Proximity to Regional Center/Premium Transit Corridor**

A portion of the proposed Babcock Road Corridor Annexation Area is within a ½ of a mile of the UTSA Regional Center.

A portion of the Culebra Road- Alamo Ranch Parkway Corridor Annexation Area and the Wiseman Boulevard Corridor Annexation Area are within a ½ of a mile of the Highway 151 and 1604 Premium Transit Corridor and the Highway 151 and 1604 Regional Center.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The properties are located along Commercial Corridors and Enclaves within the Extraterritorial Jurisdiction (ETJ). The proposed land use amendments to the North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and I-10 East Perimeter Plan are necessary in order to appropriately address the future growth of San Antonio.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendments to the North Sector Plan, West/Southwest Sector Plan, I-10 East Perimeter Plan, and Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Recommend denial of the plan amendments, as described above.
4. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017206**

Current Zoning: “OCL” Outside City Limits

Proposed Zoning: “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Conditional Use for Outdoor Storage and overlay districts of “AHOD” Airport Hazard Overlay District, “MAOZ” Military Airport Overlay Zone, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable