



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1209  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/10/2018  
**Title:** PLAN AMENDMENT CASE # 18018 (Council District 2): A request by Brown & Ortiz, PC for approval of a resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" and "Community Commercial" to "Low-Density Residential" and "Community Commercial" on 12.209 acres out of NCB 17730, generally located Southwest of the Gibbs-Sprawl Road and Walzem Road intersection. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2018065)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18018  
(Associated Zoning Case Z2018065)

**SUMMARY:**

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

**Plan Adoption Date:** February 21, 2001

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

**Current Land Use Category:** "Neighborhood Commercial" and "Community Commercial"

**Proposed Land Use Category:** "Low Density Residential" and "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 10, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Columbia Realty Limited

**Applicant:** Columbia Realty Limited

**Representative:** Brown & Ortiz

**Location:** Southwest corner of the Gibbs-Sprawl Road and Walzem Road Intersection

**Legal Description:** 12.209 acres out of NCB 17730

**Total Acreage:** 12.209

**Notices Mailed**

**Owners of Property within 200 feet:** 9

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Gibbs Sprawl Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Walzem Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 632 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** February 21, 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**

**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:** “R-4”, “R-5”, “R-6”, “NP-8”, “NP-10”, “NP-15”, “R-20”, and “RE”

**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 store, small

insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** "NC", "O-1", and "C-1"

**Land Use Category:** "Community Commercial"

**Description of Land Use Category:** 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.

**Permitted Zoning Districts:** "NC", "O-1", "C-1", and "C-2"

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Neighborhood Commercial" and "Community Commercial"

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

"Neighborhood Commercial"

**Current Land Use Classification:**

Railroad Track, Vacant Lot

Direction: East

**Future Land Use Classification:**

"Neighborhood Commercial"

**Current Land Use Classification:**

Vacant Lot

Direction: South

**Future Land Use Classification:**

"Neighborhood Commercial" and "Community Commercial"

**Current Land Use Classification:**

Vacant Lots

Direction: West

**Future Land Use Classification:**

None

**Current Land Use:**

Railroad Track

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed plan amendment from “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” and “Community Commercial” is requested in order to construct single-family residential and commercial uses. The future land use for the majority of the property is “Neighborhood Commercial”, which is not consistent with the existing base zoning of “MH” Manufactured Housing and “R-6” Residential Single-Family District. The proposed Plan Amendment to “Low-Density Residential” and “Community Commercial” will provide housing and commercial uses along two secondary arterial roads. The majority of the subject property is being requested to “Low-Density Residential,” while under two (2) acres on the corner of Gibbs-Sprawl Road and Walzem Road will be designated “Community Commercial.” This layout is ideal as commercial uses are better-suited on corners of major intersections. The request will be creating consistency with the land use and the zoning, as well as providing single-family housing.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018065**

Current Zoning: “MH AHOD” Manufactured Housing Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 16, 2018