



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4280

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/8/2018

**Title:** PLAN AMENDMENT CASE # 18052 (Council District 2): A request by KLove Engineering, LLC for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Industrial" on 49.664 acres out of CB 5089 and NCB 16567, generally located at Loop 1604 and IH -10 East along Green Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018172)

**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 18052  
(Associated Zoning Case Z2018172)

**SUMMARY:**

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

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

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

**Current Land Use Category:** "Regional Commercial"

**Proposed Land Use Category:** "Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 8, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Copperhead Properties

**Applicant:** KLove Engineering, LLC

**Representative:** Laurie Rothman

**Location:** generally located at Loop 1604 and IH-10 East along Green Road

**Legal Description:** 49.664 acres out of NCB 16567 and CB 5089

**Total Acreage:** 49.664

**Notices Mailed**

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

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

**Applicable Agencies:** Randolph Air Force Base, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Green Road

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Interstate 10 East

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** I-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**

**Land Use Category:** “Regional Commercial”

**Description of Land Use Category:** Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

**Permitted Zoning Districts:** “NC”, “O-1”, “O-2”, “C-1”, “C-2”, and “C-3”

**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”

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Undeveloped Land

Direction: North

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Undeveloped Land, Single Family Residence

Direction: East

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Undeveloped Land, Single Family Residence

Direction: South

**Future Land Use Classification:**

“Regional Commercial”, “Urban Living”

**Current Land Use Classification:**

Undeveloped Land, Single Family Residence

Direction: West

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use:**

Single-Family Residence

**FISCAL IMPACT:**

None.

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

The properties do not fall within a Regional Center or within ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The I-10 East Corridor Perimeter Plan encourages limiting industrial land uses to areas where industrial development is already prevalent. There are industrial businesses located along Green Road. The surrounding properties are predominately located outside city limits. The proposed land use amendment from “Regional

Center” to “Industrial is requested in order to rezone the property from “C-3” General Commercial District to “I-1” General Industrial District. The requested land use amendment is generally consistent with the goals of the I-10 East Corridor Perimeter Plan.

Relevant Goals of the I-10 East Corridor Perimeter Plan:

- 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.
- Goal 4: Improve the Corridor Analyze design standards that can be implanted along the IH 10 East Corridor

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018172**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 7, 2018