# City of San Antonio

## Legislation Details (With Text)

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| **File #:** | 18-6352 |
| **Type:** | Plan Amendment |
| | **In control:** City Council A Session |
| **On agenda:** | 12/6/2018 |
| **Title:** | PLAN AMENDMENT CASE # 18041 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” and “Medium Density Residential” to “Industrial” on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and “Medium Density Residential” on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018128) |
| **Sponsors:** | |
| **Indexes:** | |
| **Code sections:** | |
| **Attachments:** | 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-12-06-0979 |

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**
Plan Amendment 18041
(Associated Zoning Case Z2018128)

**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:** “Business Park” and “Medium Density Residential”

**Proposed Land Use Category:** “Industrial” on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and “Medium Density Residential” on 172.149 acres out of NCB 12867 and NCB 35098

**BACKGROUND INFORMATION:**
**Planning Commission Hearing Date:** October 24, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Rosillo Creek Development, LTD.

**Applicant:** Jaime Arechiga

**Representative:** Brown & Ortiz

**Location:** generally located northwest of Foster Road and FM 1346

**Legal Description:** 586.5710 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098

**Total Acreage:** 586.5710

**Notices Mailed**
**Owners of Property within 200 feet:** 22
**Registered Neighborhood Associations within 200 feet:** None
**Applicable Agencies:** Martindale Army Air Field

**Transportation**
**Thoroughfare:** North Foster Road
**Existing Character:** Secondary Arterial
**Proposed Changes:** None Known

**Thoroughfare:** East Houston Street
**Existing Character:** Secondary Arterial
**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway 10 East
**Existing Character:** Freeway
**Proposed Changes:** None Known

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

**ISSUE:** None.

**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:** "Medium Density Residential"
**Description of Land Use Category:** Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. This form of development should be located along collectors or residential roads, and can serve as a

buffer between low density residential and more intense land uses, such as commercial. This classification includes 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", "RM-4", "RM-5", "RM-6"

**Land Use Category:** "Business Park"
**Description of Land Use Category:** 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 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:**
"Business Park", "Medium Density Residential"
**Current Land Use Classification:**
Undeveloped Land

Direction: North
**Future Land Use Classification:**
No Future Land Use, Community Commercial, Parks Open Space
**Current Land Use Classification:**
Interstate Highway 10, Gas Station, Vacant Lot

Direction: East
**Future Land Use Classification:**
"Light Industrial"
**Current Land Use Classification:**
Vacant Lots and Industrial Warehousing

Direction: South
**Future Land Use Classification:**
"Medium Density Residential"
**Current Land Use Classification:**
Single-Family Residential, Vacant Lots

Direction: West
**Future Land Use Classification:**
"Public Institutional", "Industrial", "Community Commercial"
**Current Land Use:**
Martindale Army Air Field, Vacant Lots, Industrial Offices, Commercial Building

**FISCAL IMPACT:**
None.

**Proximity to Regional Center/Premium Transit Corridor**
The property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**
Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed land use amendment from "Medium Density Residential" and "Business Park" to "Medium Density Residential" and "Industrial" is requested in order to rezone the property from "RM-4" Residential Mixed District and "L" Light Industrial District to "RM-4" Residential Mixed District and "I-1" General Industrial District. The I-10 East Corridor Perimeter Plan encourages residential land uses and limiting industrial land uses to areas where industrial development is already prevalent. The concern is the over proliferation of industrial uses along the corridor. The proposed "Industrial" land use will act as a buffer from Martindale Army Air Field to the "Medium Density Residential" to the east.

Relevant Goals and Objectives 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.

Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the 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:** Z2018128
Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District
Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098
Zoning Commission Hearing Date: November 6, 2018