



City of San Antonio

Legislation Details (With Text)

File #: 19-4448
Type: Plan Amendment
In control: Planning Commission
On agenda: 6/12/2019
Title: PLAN AMENDMENT # PA-2019-11600031 (Council District 2): A request by Herbert Palm, applicant, for approval of a resolution to amend the I-10 East Corridor Perimeter Plan from "Parks and Open Space" and "Low Density Residential" to "Low Density Residential" on Lot P-5B, NCB 17978, located in the 2900 Block of North Foster Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700071) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
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 PA-2019-11600031
(Associated Zoning Case Z-2019-10700071)

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: "Low Density Residential" and "Parks / Open Space"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 12, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Dahjur, LP

Applicant: Herbert Palm

Representative: Herbert Palm

Location: 2900 Block of North Foster Road at Indian Forest

Legal Description: Lot P-5B, NCB 17978

Total Acreage: 8.33

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army National Guard

Transportation

Thoroughfare: N. Foster

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: No VIA bus routes are within walking distance of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Update History: March 20, 2008

Plan Goals:

- 2.1 Develop plan for Crestway improvements
- 4 Improve the Corridor

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, & RE

Comprehensive Land Use Categories

Land Use Category: “Parks / Open Spaces”

Description of Land Use Category:

- Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.

- Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.
- Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: None specified.

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential” and “Parks / Open Space”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential

Direction: East

Future Land Use Classification:

“Parks / Open Space”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Parks / Open Space”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Industrial”, “Low Density Residential” and “Parks / Open Space”

Current Land Use:

Vacant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center. Property is located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” and “Parks / Open Space” to “Low Density Residential” is requested in order to rezone the property to “R-5” Residential Single-Family. This is consistent with the I-10 East Corridor Perimeter Plan’s objective for Low Density Residential uses to be located away

from major arterials. “Low Density Residential” allows for single family residential development of a residential subdivision.

ALTERNATIVES:

1. Recommend approval 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: Z-2019-10700071

Current Zoning: “I-1MLOD-3 MLR-1 AHOD” General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-3 MLOD-3 MLR-1 AHOD” General Commercial Martindale Military Lighting Overlay Military Lighting Region 1

Proposed Zoning: “R-5 MLOD-3 MLR-1 AHOD” Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District”

Zoning Commission Hearing Date: June 18, 2019