City of San Antonio

Legislation Details (With Text)

File #: 19-8705

Type: Plan Amendment

In control: City Council A Session

On agenda: 12/5/2019

Title: PLAN AMENDMENT CASE PA-2019-11600077 (Council District 2): Ordinance amending the IH-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 "High Density Residential" on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700276)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2019-12-05-1013

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Plan Amendment PA2019-11600077
(Associated Zoning Case Z2019-10700276)

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

Plan Adoption Date: March 2008

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: November 13, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: JPN, LLC

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: Northwest of Weichold Road and East Loop 1604 North

Legal Description: 18.007 acres out of NCB 16551

Total Acreage: 18.007 acres

Notices Mailed
Owners of Property within 200 feet: 6
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Randolph Air Force Base, Texas Department of Transportation

Transportation
Thoroughfare: East Loop 1604 North
Existing Character: Major Arterial Type A
Proposed Changes: None

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

ISSUE: None.

Comprehensive Plan
Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan
Plan Adoption Date: March 2008
Plan Goals:

- "High Density Residential uses should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses."
- "Regional Commercial uses… are usually 20 acres or greater in size."
- Goal 4: Improve the Corridor

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, & C-3

Land Use Category: "High Density Residential"
Description of Land Use Category: High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of

development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.
Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE, RM-4, RM5, RM-6, MF-25, & MF-33

Land Use Overview
Subject Property
Future Land Use Classification:
"Regional Commercial"
Current Land Use Classification:
Vacant

Direction: North
Future Land Use Classification:
"Urban Living" and "Low Density Residential"
Current Land Use Classification:
Vacant

Direction: East
Future Land Use Classification:
"Regional Commercial"
Current Land Use Classification:
Vacant

Direction: South
Future Land Use Classification:
"Regional Commercial"
Current Land Use Classification:
Fuel Station

Direction: West
Future Land Use Classification:
"Low Density Residential"
Current Land Use:
Cemetery, homesteads

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Planning Commission (5-0) recommend Approval.

The proposed land use designation of "High Density Residential" is appropriate for this property and surrounding area. The IH-10 East Corridor Perimeter Plan encourages "High Density Residential" uses along major highways such as Loop 1604. This is a consistent transition to the existing "Urban Living" and "Low

Density Residential" land uses in the area.

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: Z2019-10700276
Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District
Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
Zoning Commission Hearing Date: November 19, 2019