



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1038  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/8/2020  
**Title:** PLAN AMENDMENT CASE PA-2019-11600092 (Council District 2): A request by Brown and Ortiz, applicant, 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 "Low Density Residential" to "Medium Density Residential" on 8.781 acres out of NCB 17990, located at 7975 Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2019-10700318) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Land Use Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA2019-11600092  
(Associated Zoning Case Z2019-10700318)

**SUMMARY:**

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

**Plan Adoption Date:** March 2008

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Medium Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 8, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Kloppe 7975 IH 10 E Foster Road Project, LLC

**Applicant:** Kloppe 7975 IH 10 E Foster Road Project, LLC

**Representative:** Brown & Ortiz, P.C.

**Location:** 7975 Interstate 10 East

**Legal Description:** 8.781 acres out of NCB 17990

**Total Acreage:** 8.781 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Texas Department of Transportation, Randolph Brooks Air Force Base, Martindale Army Airfield

**Transportation**

**Thoroughfare:** IH-10 East

**Existing Character:** Interstate

**Proposed Changes:** None

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

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** March 2008

**Plan Goals:**

Goal 4: Improve the Corridor

“[Medium Density Residential] development...can serve as a buffer between low density residential and more intense land uses, such as commercial.”

“[Low Density Residential] development should be located away from major arterials”

**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:** “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, and RM-6

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Vacant

**Direction:** North

**Future Land Use Classification:** “Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:** Mobile home complex, Soil Conservation Service Reservoir, private airport

**Direction:** East

**Future Land Use Classification:** “Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:** Diesel services

**Direction:** South

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Vacant

**Direction:** West

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use:** Mobile home complex

### **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 recommends Approval.

The applicant is seeking a Plan Amendment to “Medium Density Residential” in order to rezone to “MHC” Manufactured Housing Conventional. The requested land use and zoning request is appropriate for the property and surrounding area, as “Medium Density Residential” would serve as a buffer between low density residential and more intense land uses, such as commercial and industrial.

### **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: Z2019-10700318**

Current Zoning: "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: January 21, 2020