



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5019

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/9/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600052 (Council District 2): A request by Michelle Debs, Representative, 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 "Community Commercial" to "Regional Commercial" on Lot 31, Block 2, NCB 12869, located at 9114 NE Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700183) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 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 2020-11600052  
(Associated Zoning Case Z-2020-10700183)

**SUMMARY:**

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

**Plan Adoption Date:** March 2008

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 9, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Nelly Cantu

**Applicant:** Property Advancement Resources

**Representative:** Property Advancement Resources

**Location:** 9114 NE Loop 410

**Legal Description:** Lot 31, Block 2, NCB 12869

**Total Acreage:** 1.244 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Eastgate Neighborhood Association

**Applicable Agencies:** Planning Department, Texas Department of Transportation and Martindale Army Airfield

**Transportation**

**Thoroughfare:** Interstate Highway 10, Highway Loop 410

**Existing Character:** Interstate Highway

**Proposed Changes:** None Known

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

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** March 2008

**Land Use Plan:** The plan emphasizes locating most commercial uses at nodes, or along highly traversed corridors. Commercial uses are also segregated by intensity of use, with Regional Commercial uses being located primarily at the intersection of highways and arterials and Community Commercial uses located where collectors are arterials meet.

More intense land uses may be allowed in intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the Plan's goals and objectives.

**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.

**Commercial Land Use:**

Commercial development within the Corridor is situated mainly along major thoroughfares. The majority of commercial development along IH-10 is freight truck service stations, garages, sales, leasing, and rental establishments.

**Comprehensive Land Use Categories**

**Land Use Category:** "Community Commercial"

**Description of Land Use Category:**

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, C-1, & C-2 (except C-3 & O-2)

**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. Regional Commercial uses are typically located at nodes formed by highways and major arterials or two major arterials. 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 Overview**

Subject Property

**Future Land Use Classification:**

"Community Commercial"

**Current Land Use Classification:**

Truck and equipment rental

Direction: North

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Interstate Highway

Direction: East

**Future Land Use Classification:**

"Low Density Residential", "Community Commercial"

**Current Land Use Classification:**

Church, Single Family Residential, Radiator repair service

Direction: South

**Future Land Use Classification:**

"Low Density Residential", "Community Commercial"

**Current Land Use Classification:**

Church, Auto parts market

Direction: West

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Interstate Highway

**FISCAL IMPACT:**

None

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

The property is not within a regional center, but it is within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks the proposed plan amendment from "Community Commercial" to "Regional Commercial" to rezone for Truck Repair, Maintenance, and Storage. This is consistent with the IH-10 East Corridor Perimeter Plan goals for commercial land uses within the Corridor, which are situated mainly along major thoroughfares. The majority of commercial development along IH-10 is freight truck service stations, garages, sales, leasing, and rental establishments.

**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 INFORMATION: Z-2020-10700183**

**Current Zoning:** "C-3NA MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "C-3NA S MLOD-3 MLR-1

AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair, Maintenance, and Storage

Zoning Commission Hearing Date: September 15, 2020