



City of San Antonio

Agenda Memorandum

File Number:16-4193

Agenda Item Number: 12.

Agenda Date: 8/10/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16058

(Associated Zoning Case Z2016205 S)

SUMMARY:

Comprehensive Plan Component: I-10 East Corridor Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: Community Commercial

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 10, 2016

Case Manager: Erica Greene, Planner

Property Owner: Theissen Family Ltd.

Applicant: Theissen Family Ltd.

Representative: Patrick W. Christensen

Location: 5834 IH 10 East

Legal Description: 8.351 acres out of NCB 17322

Total Acreage: 8.351 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 East

Existing Character: Freeway

Proposed Changes: None

Public Transit:

The nearest VIA bus routes is #25 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Goal: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. 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.

Example Zoning Districts:

NC, O-1, C-1, & C-2(except C-3 & O-2)

Comprehensive Land Use Categories

Industrial: 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.

Example Zoning Districts:

C-3, L, I-1 & I-2

Land Use Overview

Subject Property

Future Land Use Classification

Community Commercial

Current Use

Vacant

North

Future Land Use Classification

Community Commercial

Current Use

Tire Shop

East

Future Land Use Classification

Business Park

Current Use

Vacant

South

Future Land Use Classification

Business Park

Current Use

Military Air Field

West

Future Land Use Classification

Community Commercial

Current Use

Salvage Yard

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for expansion of the existing auto parts recycling facility on the subject property. The properties that are located around the subject property include several industrial and commercial uses. The proposed amendment to Industrial is not consistent with the surrounding areas. The proposed amendment to Industrial land use will significantly alter the land use pattern and character of the immediate area as the proposed change will enable saturation of the surrounding uses in the surrounding neighborhood. The Industrial classification does not support the I-10 East Corridor Plan purpose to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the I-10 East Corridor Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Denial. The proposed amendment to Industrial land use will significantly alter the land use pattern or character of the immediate area due to saturation of uses into the neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016205 S

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for a Used Auto Parts Recycler

Zoning Commission Hearing Date: August 16, 2016