



City of San Antonio

Agenda Memorandum

File Number:16-5112

Agenda Item Number: P-1.

Agenda Date: 10/20/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16066

(Associated Zoning Case Z2016229)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Update History: Updated March 20, 2008

Current Land Use Category: Community Commercial, Industrial, and Low Density Residential

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Doggett Freightliner Properties I, LCC

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: 2919 FM 1516

Legal Description: 10.17 acres out of NCB 17996

Total Acreage: 10.17 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Farm to Market Road 1516

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None

Thoroughfare: Interstate 10

Existing Character: Freeway

Proposed Changes: None

Public Transit: none.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

Comprehensive Land Use Categories

Low Density Residential: 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

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.

Permitted Zoning Districts: NC, O-1, C-1, & C-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

Permitted Zoning Districts: C-3, L, I-1 & I-2

Land Use Overview

Subject Property

Future Land Use Classification: Community Commercial, Industrial, and Low Density Residential

Current Use Classification: Vacant Land

Direction: North

Future Land Use Classification: UZROW

Current Use: I-10 ROW

Direction: East

Future Land Use Classification: Industrial

Current Use: Industrial Use

Direction: South

Future Land Use Classification: Industrial

Current Use: Industrial

Direction: West

Future Land Use Classification: Low Density Residential

Current Use: Vacant Land

Land Use Analysis

The subject property consists of a vacant land. The applicant requests this plan amendment and associated zoning change in order to develop a property with a business consistent and compatible with the requested zoning change. The subject properties are zoned "C-3" General Commercial District and "I-1" General Industrial District. In addition, low density residential is not appropriate or compatible with the surrounding uses. The subject property location along I-10 and FM 1516, a major transportation corridor, together with its close proximity to existing Industrial uses and Industrial zoning designations make it appropriate for the Industrial Land use classification. The development of the subject property with the Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the IH-10 Corridor Perimeter Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The subject property location along I-10 and FM 1516, a major transportation corridor, together with its close proximity to existing industrial uses and industrial zoning designations make it appropriate for the Industrial Land Use classification. The development of the subject property with the Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval 8-0

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016229

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District.

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: September 20, 2016.