



City of San Antonio

Agenda Memorandum

File Number: 17-4787

Agenda Item Number: P-1.

Agenda Date: 8/31/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2, 4, 6, and 8

SUBJECT:

Plan Amendment 17063

(Associated Zoning Case Z2017206)

SUMMARY:

Comprehensive Plan Component: North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and I-10 East Perimeter Plan

Plan Adoption Date: North Sector Plan (August 5, 2010), West/Southwest Sector Plan (April 21, 2011), Eastern Triangle Community Plan (May 21, 2009), I-10 East Perimeter Plan (February 22, 2001)

Plan Update History: I-10 East Perimeter Plan (March 20, 2008)

Current Land Use Category and Proposed Land Use Category:

- A) Amending the North Sector Plan, by changing the future land use from “Natural Tier”, “Suburban Tier”, and “Rural Estate Tier” to “Country Tier”, “Rural Estate Tier”, “Natural Tier”, “Suburban Tier”, and “General Urban Tier” on approximately 1.82 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area - Council District 8)
- B) Amending the West/Southwest Sector Plan, by changing the future land use from “Regional Center” and “Suburban Tier” to “Regional Center” and “Suburban Tier” on approximately 0.6 square miles located in Bexar County, Texas, generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area - Council District 6)
- C) Amending the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier”,

“Suburban Tier”, “Mixed Use Center”, “Regional Center”, and “Civic Center” to “General Urban Tier”, “Suburban Tier”, “Regional Center”, and “Civic Center” on approximately 1.96 square miles located in Bexar County, Texas, generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo Ranch Parkway (The Wiseman Boulevard Corridor Annexation Area - Council District 6)

- D) Amending the West/Southwest Sector Plan, by changing the future land use from “Suburban Tier”, “Regional Center”, “Agribusiness Tier”, "Natural Tier", "Civic Center", "General Urban Tier" and “Rural Estate Tier” to “Regional Center”, “Rural Estate Tier”, “Agribusiness Tier”, "Civic Center", "General Urban Tier", "Natural Tier" and “Suburban Tier” on approximately 8.27 square miles located in Bexar County, Texas, generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 North and South Corridors Annexation Area - Council District 4 and 6)
- E) Amending the North Sector Plan, by changing the future land use from “Regional Center” and “Mixed Use Center”, on approximately 0.1 square miles located in Bexar County, Texas, generally located north of Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of northwest Military Highway. (The Vance Jackson - North Loop 1604 West Tracts Annexation Area - Council District 8)
- F) Amending the Eastern Triangle Community Plan and IH 10 East Perimeter Plan, by changing the future land use from “Community Commercial”, “Industrial”, “Low Density Residential”, “Neighborhood Commercial”, “Rural Living”, “Public Institutional”, "Medium Density Residential", "Agricultural" and “Parks Open Space” to “Industrial”, “Public Institutional”, “Light Industrial”, “Low Density Residential”, "Heavy Industrial" and “Neighborhood Commercial”, on approximately 3.94 square miles located in Bexar County, Texas, generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area - Council District 2)
- G) Amending the IH-10 East Perimeter Plan, by changing the future land use from “Urban Living”, “Low-Density Residential”, “Parks/Open Space”, and “Regional Commercial” to “Low-Density Residential”, “Community Commercial”, “Regional Commercial”, "Heavy Industrial", "Urban Living" and “Industrial”, on approximately 2.36 square miles located in Bexar County, Texas, generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area - Council District 2)

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 9, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Locations:

- a) The properties are generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).

- b) The properties are generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).
- c) The properties are generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).
- d) The properties are generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 North and South Corridors Annexation Area).
- e) The properties are generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (Vance Jackson Annexation Area).
- f) The properties are generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).
- g) The properties are generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).

Legal Description: Being approximately 18.5 square miles in Bexar County, Texas.

Total Acreage: 11,840

Notices Mailed

Owners of Property within 200 feet: 4,034

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas

Applicable Agencies: None.

Transportation

Thoroughfare: West Loop 1604

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: Interstate Highway 10 East

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: US Highway 90

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Potranco Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Wiseman Boulevard

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: North Foster Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA operates multiple routes within the following areas:

- The Babcock Road Corridor Annexation Area
- The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area
- The Potranco-West Loop 1604 Corridors Annexation Area

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan, West/Southwest Sector Plan

Plan Adoption Date: August 05, 2010

Plan Goals: Goal Economic Development 1- Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Comprehensive Land Use Categories

Land Use Category: Country Tier

Description of Land Use Category: The Country Tier includes large tract detached Single-Family housing, as well as small scare farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores.

Permitted Zoning Districts: RP, FR

Land Use Category: Suburban Tier

Description of Land Use Category: The Suburban Tier includes small and large tract attached detached Single-Family; Multi-Family housing, such as duplex, triplex, quadplex, and townhomes. Commercial uses include service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Land Use Category: General Urban Tier

Description of Land Use Category: General Urban Tier includes small tract detached Multi-Family including apartments. Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals: Goal 8: Expand and build thriving commercial corridors

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: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Land Use Category: Neighborhood Commercial

Description of Land Use Category: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor's offices, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian's offices, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets.

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

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: February 26, 2001

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

Land Use Category: Community Commercial

Description of Land Use Category:

Permitted Zoning Districts: 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.

Land Use Category: Industrial

Description of Land Use Category: 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 and I-2

Proximity to Regional Center/Premium Transit Corridor

A portion of the proposed Babcock Road Corridor Annexation Area is within a ½ of a mile of the UTSA Regional Center.

A portion of the Culebra Road- Alamo Ranch Parkway Corridor Annexation Area and the Wiseman Boulevard Corridor Annexation Area are within a ½ of a mile of the Highway 151 and 1604 Premium Transit Corridor and the Highway 151 and 1604 Regional Center.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Planning Commission recommended approval of the land use amendments with the exception of the amendments in the Potranco -West Loop 1604 North and South Corridors Annexation Area Road.

The properties are located along Commercial Corridors and Enclaves within the Extraterritorial Jurisdiction (ETJ). The proposed land use amendments to the North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and I-10 East Perimeter Plan are necessary in order to appropriately address the

future growth of San Antonio.

ALTERNATIVES:

1. Recommend denial of the proposed amendments to the North Sector Plan, West/Southwest Sector Plan, I-10 East Perimeter Plan, and Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Recommend denial of the plan amendments, as described above.
4. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017206

Current Zoning: “OCL” Outside City Limits

Proposed Zoning: “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Conditional Use for Outdoor Storage and “I-1 S” Light Industrial District with Outside Storage with no screening required, and overlay districts of “AHOD” Airport Hazard Overlay District, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable