



City of San Antonio

Agenda Memorandum

File Number:18-2269

Agenda Item Number: 20.

Agenda Date: 3/14/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18041

(Associated Zoning Case Z2018128)

SUMMARY:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Update History: March 20, 2008

Current Land Use Category: “Medium Density Residential”, “Business Park”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Rosillo Creek Development, LTD.

Applicant: Jaime Arechiga

Representative: Jaime Arechiga

Location: 5502 Interstate 10 East

Legal Description: 168.45 acres out of NCB 12867 and NCB 35098

Total Acreage: 168.45

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: North Foster Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

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.

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”, “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”, “RM-6”

Land Use Category: “Business Park”

Description of Land Use Category: A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light

manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

Permitted Zoning Districts: “BP”, “C-3”, “L”

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”, “Business Park”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“Business Park”

Current Land Use Classification:

Vacant Land

Direction: East

Future Land Use Classification:

“Business Park”, “Industrial”

Current Land Use Classification:

Vacant Land, Warehouse

Direction: South

Future Land Use Classification:

“Business Park”, “Medium Density Residential”, “Neighborhood Commercial”

Current Land Use Classification:

Vacant Land, Commercial Businesses

Direction: West

Future Land Use Classification:

“Business Park”, “Public Institutional”

Current Land Use:

Vacant Land, Martindale Army Air Field

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Medium Density Residential” and “Business Park” to “Low Density Residential” is requested in order to rezone the property from “RM-4” Residential Mixed District and “L” Light Industrial District to “R-4” Residential Single-Family District. The I-10 East Corridor Perimeter Plan encourages residential land uses and limiting industrial land uses to areas where industrial development is already prevalent. The concern is the over proliferation of industrial uses along the corridor. The proposed “Low Density Residential” will replace “Business Park”, an industrial land use in an area that has yet to be

developed. The proposed “Low Density Residential” is consistent with the goals and objectives of the I-10 East Corridor Perimeter Plan.

Relevant Goals and Objectives of the I-10 East Corridor Perimeter Plan:

- 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.
- 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.

It is notable that the subject property abuts the Martindale Airfield which is utilized as a helicopter landing field for the Army National Guard. The Airfield also houses military offices, hangars and facilities. The proposed “Low Density Residential” and proposed single-family development is a feasible development in the area with appropriate and effective buffers such as solid-screened fencing and landscaping.

The Airfield has been notified of the Plan Amendment and Zoning requests.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018128

Current Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District and “L AHOD” Light Industrial Airport Hazard Overlay District

Proposed Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: March 20, 2018