



City of San Antonio

Agenda Memorandum

File Number:18-4856

Agenda Item Number: P-2.

Agenda Date: 9/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18052

(Associated Zoning Case Z2018172)

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: “Regional Commercial”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 8, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Copperhead Properties

Applicant: KLove Engineering, LLC

Representative: Laurie Rothman

Location: generally located at Loop 1604 and IH-10 East along Green Road

Legal Description: 49.664 acres out of NCB 16567 and CB 5089

Total Acreage: 49.664

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Randolph Air Force Base, Texas Department of Transportation

Transportation

Thoroughfare: Green Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Interstate 10 East

Existing Character: Freeway

Proposed Changes: None Known

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

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: “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. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. 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”, and “C-3”

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”

Land Use Overview

Subject Property

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Undeveloped Land

Direction: North

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Undeveloped Land, Single Family Residence

Direction: East

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Undeveloped Land, Single Family Residence

Direction: South

Future Land Use Classification:

“Regional Commercial”, “Urban Living”

Current Land Use Classification:

Undeveloped Land, Single Family Residence

Direction: West

Future Land Use Classification:

“Regional Commercial”

Current Land Use:

Single-Family Residence

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The properties do not fall within a Regional Center or within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The I-10 East Corridor Perimeter Plan encourages limiting industrial land uses to areas where industrial development is already prevalent. There are industrial businesses located along Green Road. The surrounding properties are predominately located outside city limits. The proposed land use amendment from “Regional Center” to “Industrial is requested in order to rezone the property from “C-3” General Commercial District to “I-1” General Industrial District. The requested land use amendment is generally consistent with the goals of the I-10 East Corridor Perimeter Plan.

Relevant Goals 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.
- Goal 4: Improve the Corridor Analyze design standards that can be implanted along the IH 10 East Corridor

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: Z2018172

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: August 7, 2018