



City of San Antonio

Agenda Memorandum

File Number:19-2749

Agenda Item Number: 16.

Agenda Date: 3/27/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600012

(Associated Zoning Case Z-2019-10700037)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: “Light Industrial” and “Community Commercial”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2019

Case Manager: Dominic Silva, Planner

Property Owner: HEB, LP (C/O HEB CO GP, LLC, General Partner)

Applicant: Pulte Group (C/O Sean Miller, Director of Land Acquisition)

Representative: Brown & Ortiz, P.C.

Location: Generally located at the intersection of Rittiman Road and Seguin Road

Legal Description: 39.114 acres out of NCB 17630

Total Acreage: 39.114

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: N/A

Transportation

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Bus routes served: 630, 631, 21

Thoroughfare: Seguin Road

Existing Character: Minor

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Bus routes served: 630, 631, 21

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Goals:

Goal 1: Utilize city resources and authority to manage growth and development.

Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.

Comprehensive Land Use Categories

Land Use Category: “Light Industrial”

Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Related Zoning Districts: C-3 & L

Land Use Category: “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.

Related Zoning Districts: NC, O-1, C-1, & C-2

Land Use Category: “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.

Related Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

Land Use Overview

Subject Property

Future Land Use Classification:

Light Industrial & Community Commercial

Current Land Use Classification:

Light Industrial & Community Commercial

Direction: North

Future Land Use Classification:

Light Industrial & Parks Open Space

Current Land Use Classification:

Light Industrial & Parks Open Space

Direction: East

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Regional Commercial

Direction: South

Future Land Use Classification:

Community Commercial & Low Density Residential

Current Land Use Classification:

Community Commercial & Low Density Residential

Direction: West

Future Land Use Classification:

Parks Open Space

Current Land Use:

Parks Open Space

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the NE I-35 and Loop 410 Regional Center and ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Light Industrial” and “Community Commercial” to “Low Density Residential” is requested in order to rezone the property to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District. The subject property is well suited for the “Low Density Residential” land use designation. It is located along Rittiman Road and Seguin Road which has a mix of “Parks Open Space,” “Regional Commercial” and “Community Commercial” land uses. It is in line with the IH-10 East Corridor Perimeter Plan and increases the housing stock within the area.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan.
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700037

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District
Requested Zoning: "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District
Zoning Commission Hearing Date: April 2, 2019