



# City of San Antonio

## Agenda Memorandum

**File Number:**19-4448

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**Agenda Item Number:** 24.

**Agenda Date:** 6/12/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600031

(Associated Zoning Case Z-2019-10700071)

**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:** “Low Density Residential” and “Parks / Open Space”

**Proposed Land Use Category:** “Low Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 12, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Dahjur, LP

**Applicant:** Herbert Palm

**Representative:** Herbert Palm

**Location:** 2900 Block of North Foster Road at Indian Forest

**Legal Description:** Lot P-5B, NCB 17978

**Total Acreage:** 8.33

### **Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Army National Guard

### **Transportation**

**Thoroughfare:** N. Foster

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known

**Public Transit:** No VIA bus routes are within walking distance of the subject property.

**Routes Served:** NA

### **Comprehensive Plan**

**Comprehensive Plan Component:** I-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 2001

**Plan Update History:** March 20, 2008

**Plan Goals:**

- 2.1 Develop plan for Crestway improvements
- 4 Improve the Corridor

### **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

### **Comprehensive Land Use Categories**

**Land Use Category:** “Parks / Open Spaces”

**Description of Land Use Category:**

- Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.
- Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.
- Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

**Permitted Zoning Districts:** None specified.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential” and “Parks / Open Space”

**Current Land Use Classification:**

Vacant

**Direction:** North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential

**Direction:** East

**Future Land Use Classification:**

“Parks / Open Space”

**Current Land Use Classification:**

Vacant

**Direction:** South

**Future Land Use Classification:**

“Parks / Open Space”

**Current Land Use Classification:**

Vacant

**Direction:** West

**Future Land Use Classification:**

“Industrial”, “Low Density Residential” and “Parks / Open Space”

**Current Land Use:**

Vacant

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center. Property is located within the Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” and “Parks / Open Space” to “Low Density Residential” is requested in order to rezone the property to “R-5” Residential Single-Family. This is consistent with the I-10 East Corridor Perimeter Plan’s objective for Low Density Residential uses to be located away from major arterials. “Low Density Residential” allows for single family residential development of a residential subdivision.

**ALTERNATIVES:**

1. Recommend approval 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: Z-2019-10700071**

**Current Zoning:** “I-1MLOD-3 MLR-1 AHOD” General Industrial Martindale Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District and “C-3 MLOD-3 MLR-1 AHOD” General Commercial Martindale Military Lighting Overlay Military Lighting Region 1  
**Proposed Zoning:** “R-5 MLOD-3 MLR-1 AHOD” Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District”  
**Zoning Commission Hearing Date:** June 18, 2019