



City of San Antonio

Agenda Memorandum

File Number:20-1038

Agenda Item Number: 23.

Agenda Date: 1/8/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA2019-11600092

(Associated Zoning Case Z2019-10700318)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 8, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Kloppe 7975 IH 10 E Foster Road Project, LLC

Applicant: Kloppe 7975 IH 10 E Foster Road Project, LLC

Representative: Brown & Ortiz, P.C.

Location: 7975 Interstate 10 East

Legal Description: 8.781 acres out of NCB 17990

Total Acreage: 8.781 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation, Randolph Brooks Air Force Base, Martindale Army Airfield

Transportation

Thoroughfare: IH-10 East

Existing Character: Interstate

Proposed Changes: None

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

Goal 4: Improve the Corridor

“[Medium Density Residential] development...can serve as a buffer between low density residential and more intense land uses, such as commercial.”

“[Low Density Residential] development should be located away from major arterials”

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, and 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, and RM-6

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Low Density Residential” and “Parks Open Space”

Current Land Use Classification: Mobile home complex, Soil Conservation Service Reservoir, private airport

Direction: East

Future Land Use Classification: “Low Density Residential” and “Parks Open Space”

Current Land Use Classification: Diesel services

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Mobile home complex

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Medium Density Residential” in order to rezone to “MHC” Manufactured Housing Conventional. The requested land use and zoning request is appropriate for the property and surrounding area, as “Medium Density Residential” would serve as a buffer between low density residential and more intense land uses, such as commercial and industrial.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700318

Current Zoning: "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: January 21, 2020