



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3304

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**Agenda Item Number:** 14.

**Agenda Date:** 5/27/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 2020-11600023

(Associated Zoning Case Z-2020-10700077)

**SUMMARY:**

**Comprehensive Plan Component:** IH 10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 2001

**Plan Updated:** March 2008

**Current Land Use Category:** "Industrial" and "Regional Commercial"

**Proposed Land Use Category:** "Medium Density Residential" on 19.017 acres and "Low Density Residential" on 27.608 acres, a total of 46.625 acres out of NCB 16569

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 27, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Copperhead Properties

**Applicant:** Copperhead Properties

**Representative:** Patrick Christensen

**Location:** 9400 block of Green Road

**Legal Description:** 46.625 acres out of NCB 16569

**Total Acreage:**46.625

**Notices Mailed**

**Owners of Property within 200 feet:** 3

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Green Road

**Existing Character:** Local

**Proposed Changes:** Local

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan:** IH 10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 2001

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.

San Antonio Tomorrow Comprehensive Plan Goals:

Housing Goal 2 -A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

**Comprehensive Land Use Categories**

**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 & I-2

**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, & C-3

**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-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

**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 Overview**

Subject Property

**Future Land Use Classification:**

“Industrial”, “Regional Commercial”

**Current Land Use Classification:**

Agricultural

Direction: North

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Agricultural

Direction: East

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Agricultural

Direction: South

**Future Land Use Classification:**

“Urban Living”

**Current Land Use Classification:**

Agricultural

Direction: West

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Agricultural

**FISCAL IMPACT:**

None

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

The property is not within a regional center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff recommends Approval.

Staff finds that the proposed amendment from “Industrial” and “Regional Commercial” to “Low Density Residential” and “Medium Density Residential” allows higher density development where appropriate, and creates more consistent planning pattern. The proposed land use designation changes support comprehensive planning goals to provide a variety of housing types with ample vehicular access to Loop 1604 and IH-10 E.

Additionally, the proposed residential land uses are more suited to the area and protect against potential “Industrial” and “Regional Commercial” land uses which allow more intense commercial and industrial uses.

**ALTERNATIVES:**

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

**ZONING COMMISSION INFORMATION: Z-2020-10700077**

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 2, 2020