



City of San Antonio

Agenda Memorandum

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600030
(Associated Zoning Case Z-2024-10700089)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: "Community Commercial," "Regional Commercial," and "Urban Living"

Proposed Land Use Category: "Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Rush Truck Centers of Texas, L.P.

Applicant: Rush Truck Centers of Texas, L.P.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 8810 Interstate Highway 10 East

Legal Description: Lot 3, Block 7, NCB 16567

Total Acreage: 13.848

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: N/A

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

Transportation

Thoroughfare: Interstate Highway 10 East Access Road
Existing Character: Access Road
Proposed Changes: None known.

Thoroughfare: Interstate Highway 10 East
Existing Character: Interstate
Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan
Plan Adoption Date: March 2008

Plan Goals: Goal 3: Develop policies to minimize the negative impact and maximize the benefit from development located outside and adjacent to San Antonio’s City Limits.

Industrial Land Use Goals: provide for adequate buffers (landscaping berms, fences, walls, or open spaces) to mitigate adverse noise and visual impacts from non-residential uses.

Comprehensive Land Use Categories:

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. 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.

Permitted Zoning Districts: “NC,” “O-1,” “C-1,” “C-2”

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. 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,” “C-1,” “C-2,” “C-3”

Comprehensive Land Use Categories:

Land Use Category: “Urban Living”

Description of Land Use Category: Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns.

Permitted Zoning Districts: “TND,” “TOD,” “MXD,” “UD,” “FBZD”

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 Overview

Subject Property

Future Land Use Classification:

“Community Commercial, Regional Commercial, and Urban Living”

Current Land Use Classification:

Truck Leasing and Maintenance

Direction: North

Future Land Use Classification:

“Parks Open Space,” “Community Commercial,”

Current Land Use Classification:

Truck and Trailer Repair, Trailer Sales, Truck Service

Direction: South

Future Land Use Classification:

“Community Commercial,” “Urban Living”

Current Land Use Classification:

Construction Company, Truck Dealer

Direction: East

Future Land Use Classification:

“Urban Living,” “Community Commercial,” “Industrial”

Current Land Use Classification:

Truck Centers

Direction: West

Future land Use Classification:

“Industrial”

Current Land Use Classification:

Truck Repair/Motor Service, Building Materials Supplier, Hotel

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Community Commercial,” “Regional Commercial,” and “Urban Living” to “Industrial” is requested to rezone the property to “I-1” General Industrial District. While the current land use designation is appropriate for the property and surrounding area, the proposed “Industrial” is also appropriate.

The I-10 East Corridor Perimeter Plan encourages general industrial uses be concentrated at arterials, expressways, and railroad lines making IH-10 an appropriate location. The proposed “Industrial” land use also aligns with “Industrial” land use to the east.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700089

Current Zoning: "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 21, 2024