



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600067
(Associated Zoning Case Z-2022-10700186)

SUMMARY:

Comprehensive Plan Component: IH 10 East Corridor Perimeter Plan

Plan Adoption Date: February 2001

Plan Update History: March 2008

Current Land Use Category: “Community Commercial” and “Parks Open Space”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2022. This case was continued from the August 10, 2022 hearing.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Dahjur, LP

Applicant: H M Palm

Representative: H M Palm

Location: 2695 North Foster Road

Legal Description: 7.676 acres of NCB 17978

Total Acreage: 7.676 Acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: North Foster Road

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Interstate 10 East

Existing Character: Interstate

Proposed Changes: None known.

Public Transit: There are no VIA bus routes in proximity to the subject property,

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: IH 10 East Corridor Perimeter Plan

Plan Adoption Date: February 2001

Update History: March 2008

Plan Goals:

- 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.
- Goal 4: Improve the Corridor- Analyze design standards that can be implanted along the IH 10 East Corridor.

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. 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.

Permitted Zoning Districts: NC, O-1, C-1, & C-2 (except C-3 & O-2)

Land Use Category: “Parks Open Space”

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: RE, R-5, R-6,

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” and “Parks Open Space”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Community Commercial” and “Parks Open Space”

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Weigh Station, Tire Center, Truck Stop

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Truck wash, Hotel

Direction: West

Future Land Use Classification:

“Community Commercial”, “Industrial”, and “Parks Open Space”

Current Land Use:

Vacant, Trucking Company, Truck Repair Shop

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 and Planning Commission recommend Approval.

The proposed land use amendment from “Community Commercial” and “Parks Open Space” to “Industrial” is requested in order to rezone the property to “I-1” General Industrial District. The current zoning does not align with the current “Community Commercial” land use. The proposed “Industrial” land use is consistent with the existing industrial uses surrounding the property.

While the IH 10 East Corridor Perimeter Plan specifies preserving park land, only a small portion of the property falls within “Parks Open Space”. The majority of the land designated as park space in immediate proximity to the subject property will remain undeveloped. The “Industrial” land use is the most appropriate future land use designation in terms of compatibility with the surrounding development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700186

Current Zoning: "C-3 MSAO-2 MLOD-3 MLR-1 AHOD" General Commercial Military Sound Attenuation Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

Zoning Commission Hearing Date: September 20, 2022