



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 57

Agenda Date: September 21, 2023

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Nino

COUNCIL DISTRICTS IMPACTED: District 2, ETJ

SUBJECT:

Plan Amendment PA2023-11600041 (Associated Zoning Case Z2023-10700157)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Urban Living”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

City Council Hearing Date: September 21, 2023

Case Manager: Joyce Palmer, Senior Planner

Property Owner: BryCap Farm Properties LLC

Applicant: City of San Antonio

Location: Generally located at the southeast corner of the intersection of Weichold Road and Interstate Highway (IH)-10 East

Legal Description: 35.668 acres out of CB 5088

Total Acreage: 35.668 acres

Notices Mailed

Owners of Property within 200 feet: 76

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Weichold Rd, Interstate Highway 10 East

Existing Character: N/A

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance.

Proximity to Regional Center/Premium Transit Corridor: The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor.

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

- 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. Adequately buffer industrial land uses from adjoining residential areas.
- Land Use Classification Description: Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.
- Land Use Plan: More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the plan's goals and objectives.

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. Mixed- Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed- Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets. Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle

and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

Permitted Zoning Districts: TND, TOD, MXD, UD, & FBZD

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

Land Use Overview

Subject Property

Future Land Use Classification: Urban Living

Current Land Use Classification: Undeveloped land

Direction: North

Future Land Use Classification: None (Outside City Limits)

Current Land Use Classification: Undeveloped Land, Agricultural

Direction: East

Future Land Use Classification: Urban Living

Current Land Use Classification: Undeveloped Land, Multi-Family Residential (proposed)

Direction: South

Future Land Use Classification: Low-Density Residential, Urban Living

Current Land Use Classification: Mixed and Single-Family Residential, Undeveloped Land

Direction: West

Future Land Use Classification: Urban Living, Regional Commercial

Current Land Use Classification: CDL and professional driver training, Undeveloped land, Gas station, Restaurants

ISSUE:

None known.

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.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The subject property is partially within the City's Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 2, with the remaining portion inside city limits and within City Council District 2. The property owner submitted a petition to the City of San Antonio requesting voluntary annexation to develop the subject property for freight liner sales and servicing. The property owner is seeking annexation in anticipation of development. The annexed property will acquire trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed property will be in City Council District 2.

The proposed Plan Amendment and zoning case are being processed concurrently with the proposed annexation. The adopted future land use is "Urban Living." The requested "C-2 CD" (Commercial with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage) base zoning district will require a plan amendment to a "Community Commercial" future land use category. The requested land use and zoning is consistent with the type of development along IH-10 East, all of which is within the city limits. The subject property's location along Interstate as well as its proximity to the intersection of Loop 1604 and IH-10 East make it appropriate for a more intense land use and development. The proposed site plan provides additional buffering (25 feet minimum) as well as fencing to limit any potential impact on neighboring properties, as encouraged by the IH-10 East Corridor Perimeter Plan. This area will be further studied, and Planning Department staff will have opportunity to address future land use and re-zoning once the future SA Tomorrow Far East Community Area Plan is completed.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2023-10700157

Current Zoning: A portion of the property does not currently have zoning due to it being outside city limits. The portion inside city limits is zoned "C-2" Commercial District, and "NP-10" Neighborhood Preservation District.

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage

Zoning Commission Hearing Date: July 18, 2023