



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 5, 2022

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600014  
(Associated Zoning Case Z-2022-10700037CD)

**SUMMARY:**

**Comprehensive Plan Component:** I-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 2001

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 23, 2022

**Case Manager:** Corin Hooper, Senior Planner

**Property Owner:** Cynthia Canales

**Applicant:** Cynthia Canales

**Representative:** Cynthia Canales

**Location:** 9249 Interstate 10 East

**Legal Description:** Lot 14-17, Block 1, NCB 16533

**Total Acreage:** 0.9524 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Martindale Army Airfield

**Transportation**

**Thoroughfare:** I-10 East Frontage Road

**Existing Character:** -Collector

**Proposed Changes:** None known

**Public Transit:** There are no bus routes within proximity to the subject property.

**Routes Served:** N/A

**ISSUE:** None.

### **Comprehensive Plan**

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

**Plan Adoption Date:** February 2001

#### **Plan Goals:**

- GM Goal 1: Utilize City resources and authority to manage growth and development
- GM Goal 2: Develop a process for responding to projected change.
- GM 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.
- MA Goal 1: Improve southbound and eastbound access to Cornerstone Industrial Center from Loop 410 and IH 10 to enhance its development potential as an economic generator.
- MA Goal 2: Provide appropriate signaling and interchange design
- MA

### **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

#### **Description of Land Use Category:**

- Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential 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, and NP-15

**Land Use Category:** Community Commercial

#### **Description of Land Use Category:**

- Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses include landscape buffers, lighting and signage controls. Examples of community commercial include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Permitted Zoning Districts:** O-1.5, NC, C-1 and C-2.

IDZ, PUD, MXD, TOD and MPCD may also be considered consistent upon further review.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Truck Repair

Direction: North

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single Family Residential

Direction: East

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Vacant

Direction: South

**Future Land Use Classification:** Utility Right of Way

**Current Land Use Classification:** Interstate Highway 10

Direction: West

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Vacant

### **FISCAL IMPACT:**

There is no fiscal impact.

### **ALTERNATIVES:**

1. Recommend Approval.
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 “Low Density Residential” to “Community Commercial” is requested in order to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Truck Repair and Maintenance. The proposed Plan Amendment is consistent with other “Community Commercial” land uses along the I-10 East Corridor. The request is also better suited to this portion of the block and would permit the continued use of commercial developments and uses in the area.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700037 CD**

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

**Proposed Zoning:** "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield  
Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a  
Conditional Use for Truck Repair and Maintenance

**Zoning Commission Hearing Date:** April 5, 2022