



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600113
(Associated Zoning Case Z-2021-10700307)

SUMMARY:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 2001

Plan Update History: March 2008

Current Land Use Category: Community Commercial

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 15, 2021

Case Manager: Despina Matzakos, Planner

Property Owner: Moody 10 Properties

Applicant: Katherine Moody

Representative: Katherine Moody

Location: 8817 Interstate 10 East

Legal Description: Lot 2, Block 8, NCB 16567, Lot P-18A, NCB 17991, Lot P-18A, CB 5089

Total Acreage: 7.6949 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 Frontage Road

Existing Character: Access Road

Proposed Changes: None

Public Transit: There are 0 VIA bus routes within proximity to the property.

Routes Served: None

ISSUE:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 2001

Plan Update History: March 2008

Plan Goals:

- LU Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor (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 (2008)

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

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

Current Land Use Classification: Roadside Service, Breakdown Service, Light Mechanical Work, Tire Repair, Truck Repair Shop

Direction: North

Future Land Use Classification: Community Commercial and Parks Open Space

Current Land Use Classification: Open Space

Direction: East

Future Land Use Classification: Community Commercial and Parks Open Space

Current Land Use Classification: Tire Shop, Trailer Repair, Open Space

Direction: South

Future Land Use Classification: UZROW and Industrial

Current Land Use Classification: UZROW, Truck Leasing, Truck Center

Direction: West

Future Land Use Classification: Community Commercial and Industrial

Current Land Use Classification: Transport Service, Truck Repair

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 applicant seeks a Plan Amendment to “Industrial” to rezone to “I-1” General Industrial District. This is consistent with the I-10 East Corridor Perimeter Plan’s goal to locate high intensity uses along nodes and highly traversed corridors. The Plan indicates that general industrial uses should be concentrated at arterials and expressways and be appropriately separated from residential uses. The adjacent “Parks Open Space” land use acts as an appropriate buffer and alternate land use. Industrial uses which cater to the trucking industry and other heavier types of industry are also commonly found in the area and along the I-10 East Corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700307

Current Zoning: “C-2 CD” Commercial District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage, including Truck Repair and “C-3” General Commercial District

Proposed Zoning: “I-1” General Industrial District

Zoning Commission Hearing Date: December 21, 2021