



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 27, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 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:** None.

**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 and Planning Commission recommend 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 catered to the trucking industry and other heavier types of industry are also commonly found in the area and along the Corridor.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

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

**Proposed Zoning:** “I-1” General Industrial District

**Zoning Commission Hearing Date:** December 21, 2021