



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 14, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600116 (Associated Zoning Case Z-2022-10700325)

**SUMMARY:**

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

**Plan Adoption Date:** March 2008

**Current Land Use Category:** “Low Density Residential”, “Parks/Open Space,” and “Neighborhood Commercial”

**Proposed Land Use Category:** “Industrial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2022

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** August & Lucille Golla

**Applicant:** Stream Realty Acquisition, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 7810 East Interstate Highway 10 and the 1400 block of South FM 1516

**Legal Description:** 331.126 acres out of NCB 17994

**Total Acreage:** 331.126 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland, Planning Department

**Transportation**

**Thoroughfare:** East IH-10

**Existing Character:** Interstate  
**Proposed Changes:** None Known

**Thoroughfare:** FM 1516 South  
**Existing Character:** Collector  
**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes in proximity to the subject property.  
**Routes Served:** None.

**ISSUE:** None.

### **Comprehensive Plan**

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

**Plan Adoption Date:** 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

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** Low Density Residential primarily includes single-family detached houses on individual lots. This form of development should be located away from major arterials, and can include non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, NP-8, NP-15, R-20 & RE

**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.

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes less intense commercial uses with low impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood 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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”, “Parks/Open Space” and “Neighborhood Commercial”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Low Density Residential” & “Medium Density Residential”

**Current Land Use Classification:**

Across Interstate - Vacant

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

“Parks/Open Space” & “Agricultural”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“Community Commercial,” “Industrial” & “Parks/Open Space”

**Current Land Use Classification:**

Vacant

**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 proposed land use amendment from “Low Density Residential”, “Parks/Open Space” and “Neighborhood Commercial” to “Industrial” is requested to rezone the property to “I-2” Heavy

Industrial. The I-10 East Corridor Perimeter Plan encourages industrial land uses on arterials and expressways. The proposed Plan Amendment to “Industrial” consolidates the various land uses creating cohesion of land uses on the property and allows for large-scale industrial development along an Interstate Highway. Additionally, the existing “Low Density Residential”, “Parks/Open Space,” and “Neighborhood Commercial” are not compatible with current adjacent uses and/or zoning.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700325**

**Current Zoning:** "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “NP-10 MLOD-3 MLR-1 AHOD” Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** December 20, 2022