

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
PLANNING DEPARTMENT**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

THROUGH: Terry M. Brechtel, City Manager

COPY: Jelynn LeBlanc Burley, Assistant City Manager; Roderick J. Sanchez; Nina Nixon-Mendez; Gregory J. Baker

SUBJECT: Master Plan Amendment #03001: IH-10 East Corridor Perimeter Plan Component (Council District 2)

DATE: June 26, 2003

SUMMARY AND RECOMMENDATIONS

On February 25, 2003, the Department of Development Services received an application to re-zone 8665 IH-10 East from C-2 to I-1 to develop a large truck and trailer engine repair and body shop. Upon verification that the re-zoning request conflicted with the land use plan of the IH-10 East Corridor Perimeter Plan, the applicant coordinated with representatives of the Planning Department and Development Services Department to request a Master Plan Amendment.

On March 19, 2003 the Department of Planning received an application from Gilbert Jimenez, representing the owner, Mr. David Moody, for a Master Plan Amendment to the IH-10 East Corridor Perimeter Plan. The applicant requests changing the land use plan for approximately 3.21 acres from Community Commercial to Industrial. The subject property is located approximately 850 feet west of the intersection FM 1516 and IH-10 East.

On April 23, 2003, the Planning Commission held a public hearing on the Master Plan Amendment and recommended denial. On May 6, 2003, the Zoning Commission held a public hearing on the zoning request and recommended denial.

Staff recommends denial of the Master Plan Amendment. In recommending denial, staff considered the following factors:

Land Use Intensity and Compatibility:

- There is a commercial use, RV sales, west of the subject property, and an industrial use, Metal Building Components, Inc. to the east.
- The northern half of the intersection is primarily commercial; there is a vacant property at the northwest corner, a Texaco gas station, a Church's chicken, and a motel at the northeast corner. Freightliner of San Antonio, a truck sales and repair

operation, is located at the southeast corner, and Redondo Manufacturing, Inc., a building components manufacturing facility, is located at the southwest corner.

Staff Analysis - The request is not consistent with the future land use designations established by the Perimeter Plan and conflicts with a primary goal established by the plan: to curb the proliferation of trucking industry related land uses. The area was established by the Perimeter Plan for commercial use. Additional industrial uses would inhibit the goals of the Perimeter Plan and will lead to the creation of an industrial node, which has not been identified by the Plan for this area. The plan identifies the area near the intersection of IH-10 East and Loop 410 as more appropriate for the location of industrial uses.

Transportation Network:

- The subject property currently abuts IH-10 East, with the FM 1516 intersection located approximately 850 ft. to the East. FM 1516 is classified as a Secondary Arterial Type A, according to the City's Major Thoroughfare Plan.

Staff Analysis - The addition of another business that services trucks would increase the amount of truck traffic presently found at this intersection, which is currently serviced by FM 1516, a two-lane roadway.

Community Facilities:

- The closest known community facility, Elolf Elementary School, is located 2 miles to the North of the subject property along FM 1516.

Staff Analysis - There is no significant impact expected on existing community facilities.

BACKGROUND INFORMATION

The IH-10 East Corridor Perimeter Plan was adopted in February 2001 following the guidelines of the Community Building and Neighborhood Planning Program, enacted by Council in 1998. The Plan was a partnership effort of the IH-10 East Corridor Perimeter planning team, IH-10 East Corridor community partners, and the City's Planning Department. The plan area includes over 40,000 people, and is bound by Southern Pacific Railroad and Gibbs Sprawl Road (FM 1976) to the north, Cibolo Creek and the Bexar County line to the east, St. Hedwig Rd. on the south, Loop 410 to the west. A portion of the plan includes City Council District 2.

POLICY ANALYSIS

The May 3, 2001 Unified Development Code calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood Plans adopted as a component of the Master Plan. The consistency requirement is detailed in Sections 35-105, 35-420 (h), and 35-421 (d) (3). Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following a hearing at which the public is provided an opportunity to give testimony and present written evidence and review by the Planning Commission.

Denying this amendment will support the following IH-10 East Corridor Perimeter Plan objectives:

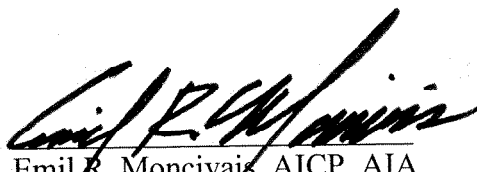
Land Use Objective: Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

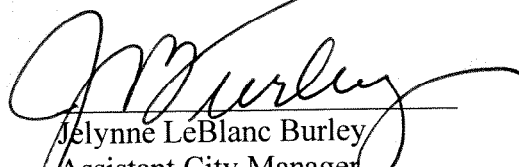
FISCAL IMPACT

A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

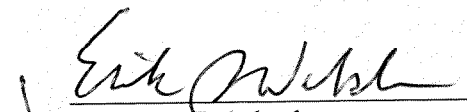
COORDINATION

The IH-10 East Corridor Perimeter Planning Team, all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject property were notified of the Planning Commission hearing on the proposed plan amendment. The notice was published in the Commercial Recorder.


Emil R. Moncivais, AICP, AIA
Director, Planning Department

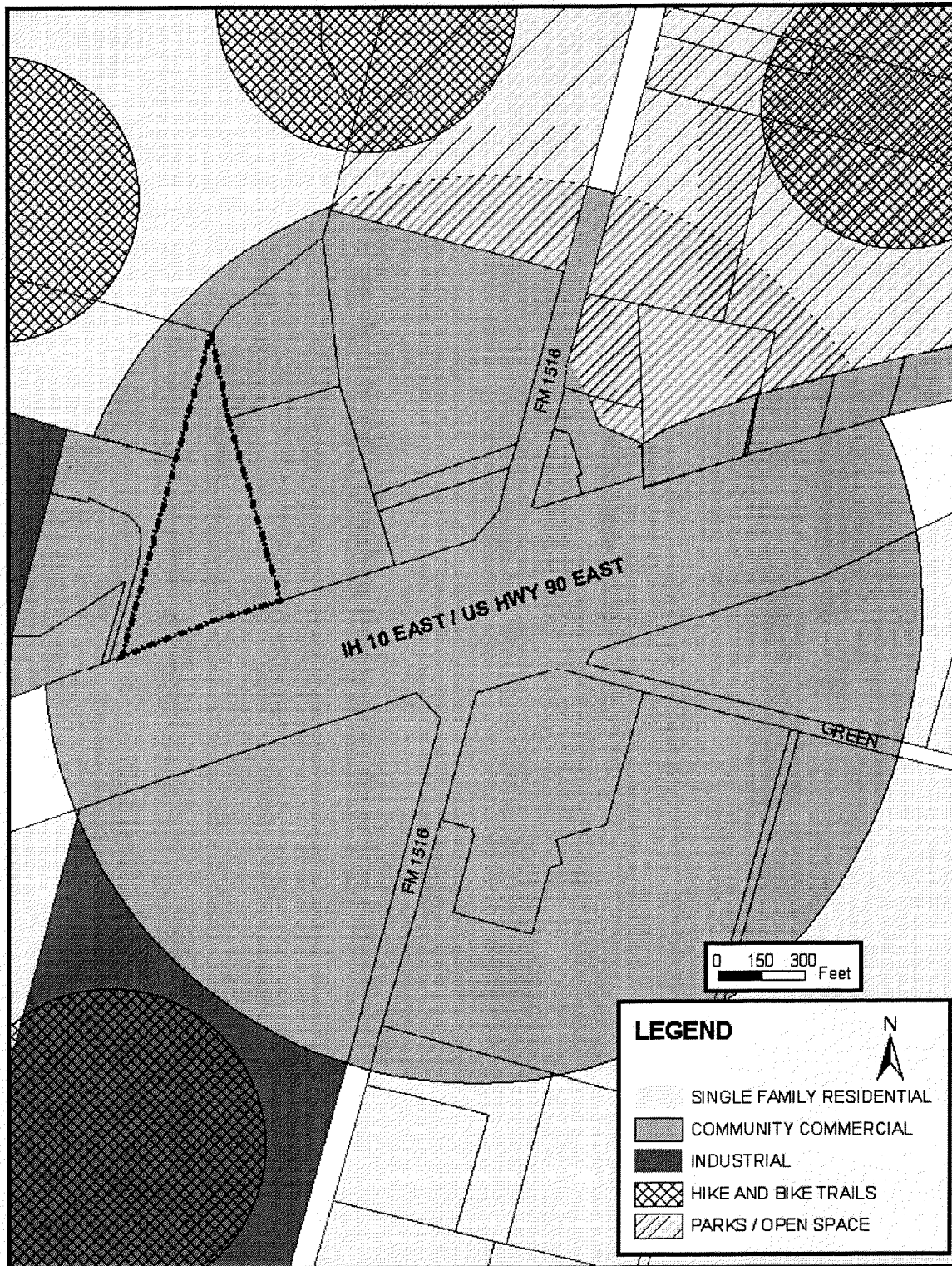

Jelynn LeBlanc Burley
Assistant City Manager

Approved:

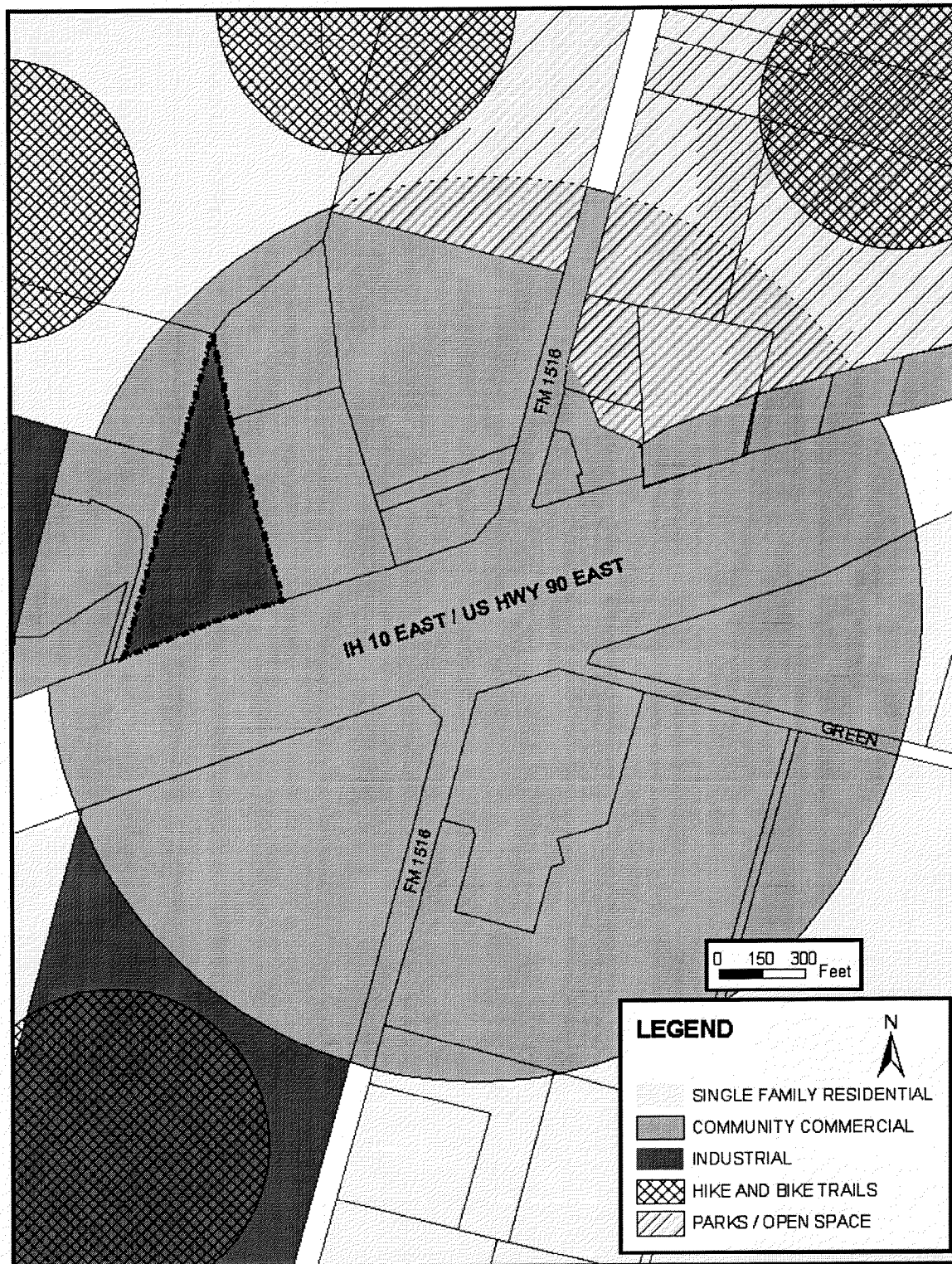

Terry M. Brechtel
City Manager

ATTACHMENT I

IH-10 East Corridor Perimeter Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF A 3.21-ACRE TRACT OF LAND LOCATED APPROXIMATELY 850 FEET WEST OF THE INTERSECTION FM 1516 AND IH-10 EAST FROM COMMUNITY COMMERCIAL USE TO INDUSTRIAL USE.

WHEREAS, the IH-10 East Corridor Perimeter Plan was adopted in February 2001 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on April 23, 2003 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The IH-10 East Corridor Perimeter Plan, a component of the Master Plan of the City, is hereby amended by changing a 3.21-acre portion of the land use plan from Community Commercial use to Industrial use. The 3.21-acres are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. No funds will be expended by this Ordinance.

SECTION 3. This ordinance will be effective on July 6, 2003.

PASSED AND APPROVED ON THIS 26TH DAY OF JUNE 2003.

MAYOR

ATTEST:

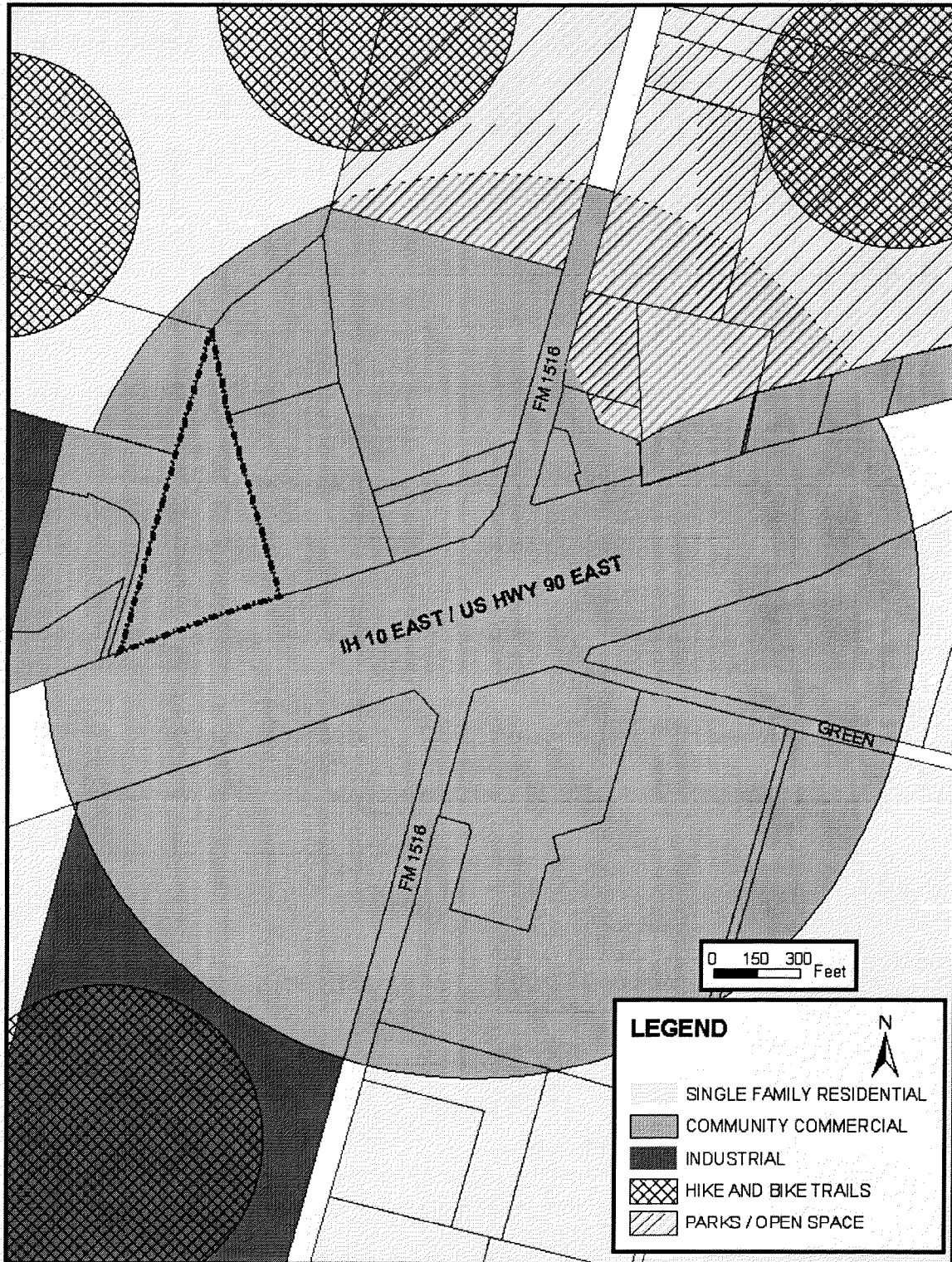
City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT I

IH-10 East Corridor Perimeter Land Use Plan as adopted:



ATTACHMENT II

Proposed Amendment:

