

**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; Zenon F. Solis

SUBJECT: Master Plan Amendment #03008 – IH 10 East Corridor Perimeter Plan Component (Council District 2)

DATE: November 13, 2003

SUMMARY AND RECOMMENDATIONS

On September 12, 2003 the Planning Department received an application from Elsie Bailey for a Master Plan Amendment to the IH 10 East Corridor Perimeter Plan. The applicant requests changing the land use plan for approximately 0.4-acre tract of land at 11822 IH 10 East from Neighborhood Commercial land use to Single Family land use for Lots 10 and 11 and from Neighborhood Commercial land use to Regional Commercial land use for Lot 12. The subject property is located approximately 550 feet east of Liberty Rd and IH 10 East.

The property is currently zoned C-2 but the applicant wishes to have the Plan Amendment heard by Planning Commission and City Council before she chooses to go forward with a Zoning change request. On October 8, 2003 the Planning Commission recommended approval of Lots 10 and 11 to Single Family Residential land use and denial of Lot 12 to Regional Commercial land use.

Staff recommends approval of Lots 10 and 11 to Single Family Residential and denial of Lot 12 to Regional Commercial within the Master Plan Amendment. In both recommendations, staff considered the following factors:

Land Use Intensity and Compatibility:

- Large lot single-family residential uses are found west, south and east of the subject property. Residential homes with small business use are found approximately 1400 feet east of the property. Agriculture use is found between Pfeil Rd and Liberty Rd to the west.

Staff Analysis – The applicant's request is to build a single-family home on Lots 10 and 11. This would be consistent with current uses in the area and pre-existing uses on site. Residential use at this location sustains the Neighborhood

Commercial concept noted in the Land Use Plan allowing for continuity with neighborhood type business.

On Lot 12, the applicant's request is to establish a motorcycle repair business or other C-3 use. Regional Commercial land use is comparable to the C-3 zoning district. A Regional Commercial use would be incompatible with the residential uses in the immediate vicinity. The IH 10 East Land Use Plan calls for Neighborhood Commercial use at the intersection of Pheil Rd and IH 10 East providing opportunities for development that would enhance the existing residential uses in the vicinity. The Plan recommends Regional Commercial to be established at IH 10 East and Loop 1604, a more appropriate location for the intense commercial at a major intersection. Therefore, staff recommends denial of the requested amendment to Regional Commercial.

Transportation Network:

- The subject property abuts IH 10 East Expressway.
Staff Analysis – No significant impact.

Community Facilities:

- There are no major community facilities in the immediate area.
Staff Analysis – No significant impact.

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. 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 Union 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, and Loop 410 to the west. A portion of the plan includes City Council District 2.

POLICY ANALYSIS

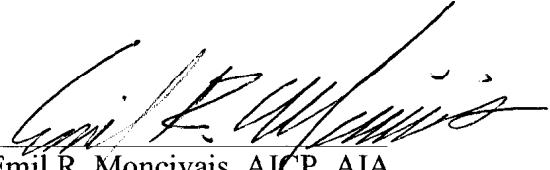
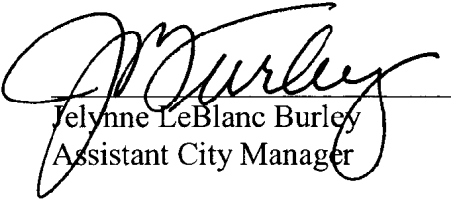
The May 3, 2001 Unified Development Code calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood Plans adopted as a component of the Master Plan. The consistency requirement is detailed in Sections 35-105, 35-420 (h), and 35-421 (d) (3). Chapter 213.003 of the Local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

FISCAL IMPACT

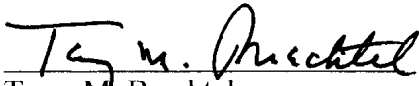
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

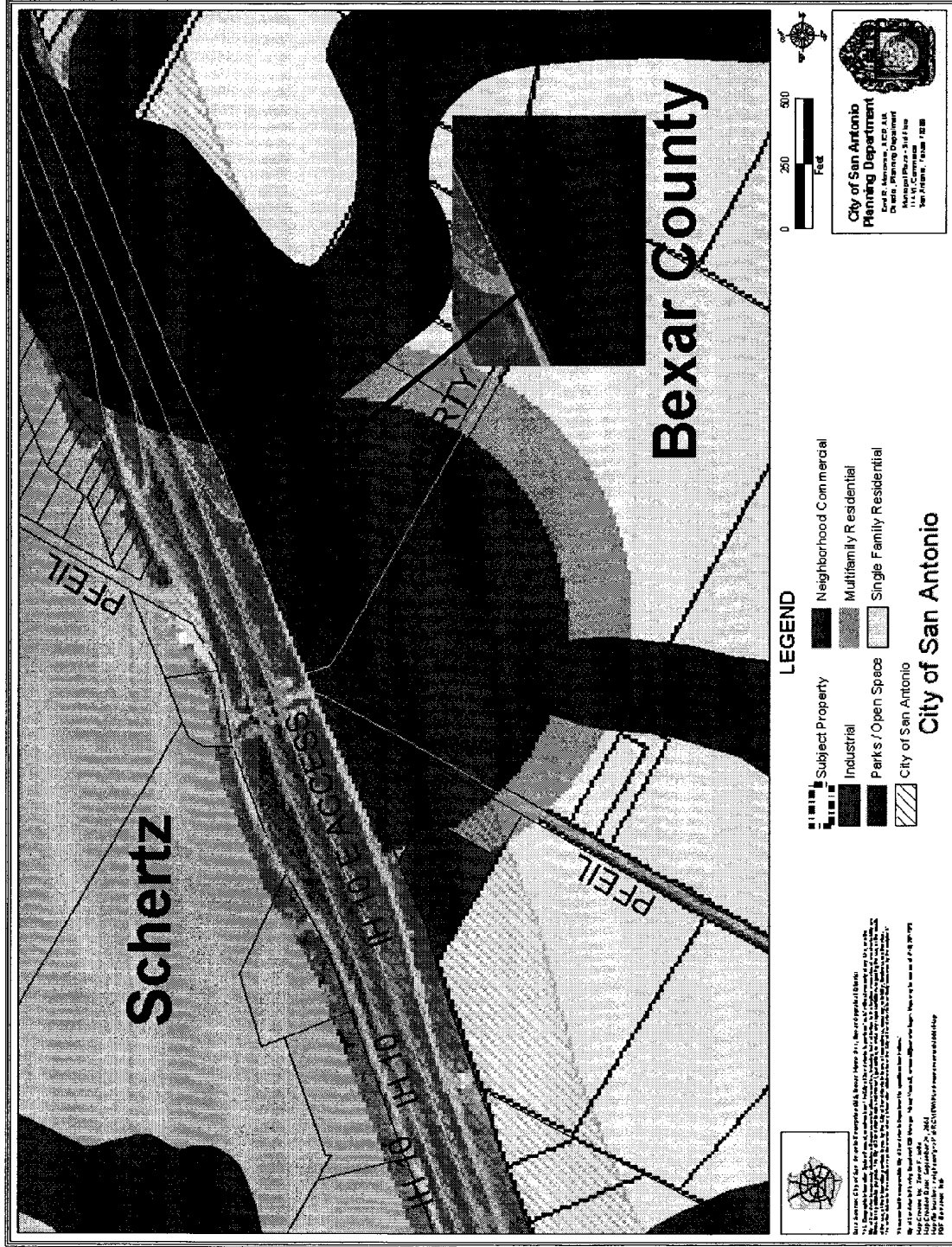
The IH 10 East Corridor Perimeter Planning Team, all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject property were notified of the Planning Commission hearing on the proposed plan amendment. The notice was published in the Commercial Recorder.


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:**



Schertz

Bexar County

LEGEND

- Subject Property
- Industrial
- Parks / Open Space
- City of San Antonio
- Neighborhood Commercial
- Multifamily Residential
- Single Family Residential
- Regional Commercial

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Scale: 0 200 400 Feet

North Arrow

Map Data: Map prepared by City of San Antonio Planning Department, March 2009.

Disclaimer: This map was prepared for informational purposes only. It does not constitute a contract or warranty of any kind. The City of San Antonio assumes no liability for errors or omissions on this map.

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