

AGENDA ITEM NO. 48

**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 #03014 – IH 10 East Corridor Perimeter Plan Component (Council District 2)

DATE: January 29, 2004

SUMMARY AND RECOMMENDATIONS

On December 1, 2003, staff received Plan Amendment application from various property owners requesting to amend the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the land use of approximately 3 acres of land at 9234, 9250 and 9292 N.E. Loop 410, located on the Loop 410 East Frontage Road between Eastgate Road and Crossway Road from Single Family Residential land use to Industrial land use.

The applicants' request is for outside storage of compressors and equipment for 9292 N.E. Loop 410, outside storage of freight truck trailers for 9250 N.E. Loop 410, and parking of freight trucks and trailers for 9234 N.E. Loop 410. These uses require industrial zoning of I-1 and a Master Plan Amendment. Several of the properties are currently being used for industrial purposes and are in violation of the current zoning. The property owners have been working with Code Compliance, Development Services and Planning in order to address this.

On December 22, 2003, the San Antonio Planning Commission held a public hearing, and recommended denial of the Master Plan Amendment.

In determining whether Industrial land use is appropriate at these locations, staff considered the following factors:

Land Use Intensity and Compatibility:

- The properties to the north following the access road are vacant. South of the southern subject properties across Eastgate Road lies an outdoors storage and sales shop. All properties to the east are single family residential.

Staff Analysis – The IH-10 East Corridor Perimeter Plan calls for the subject properties and surrounding area between the access road east to Martindale Air Field to be Single Family Residential land use (see

attachments). This single-family residential community is recognized in the IH 10 East Corridor Perimeter Plan as an “older residential subdivision”. Established well before the construction of Loop 410, this residential community would be disrupted by new incompatible industrial land uses and cut through traffic by commercial and industrial vehicles.

An industrial land use classification for this area is incompatible since it would create increased traffic, noise, and pollution. Industrial classification may result in additional incompatible industrial uses such as truck and heavy equipment auctions, wrecker services, and trailer manufacturing. Many of these uses would be contrary to the Plan’s Land Use Objectives, which state, “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.” (Page 24, IH-10 East Corridor Perimeter Plan) Additionally, the plan calls for diminishing cut through traffic by “encouraging increased policing to enforce laws pertinent to the prohibition of freight truck circulation and parking in residential neighborhoods.” (page 17, IH-10 East Corridor Perimeter Plan)

Transportation Network:

- The access road is a major point of entry for surrounding residents. N. E. Loop 410 and IH 10 East are both listed in the Major Thoroughfare Plan as Freeways (250’–500’).

Staff Analysis – The subject properties abut N.E. Loop 410 access road at the IH 10 East interchange. The inclusion of industrial land uses on the N. E. Loop 410 access road would increase large truck and heavy equipment traffic for the surrounding single-family residents.

Community Facilities:

- There are no major community facilities in the immediate area.

Staff Analysis – No significant impact.

Staff recommends denial of the Master Plan Amendment.

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 more than 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, 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. If the Zoning Commission finds that a proposed zoning amendment is inconsistent with the land use element of a Neighborhood, Community or Perimeter Plan adopted pursuant to Section 35-420 (d) (3) of the Unified Development Code, as applicable, the application shall not be considered by the City Council until a recommendation regarding a Master Plan amendment for the proposed zoning amendment has been forwarded by the Planning Commission to the City Council, either prior to or concurrently with the proposed zoning amendment.

FISCAL IMPACT

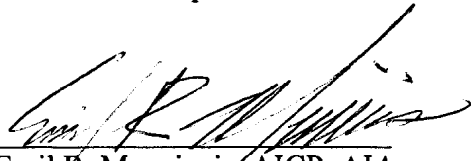
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

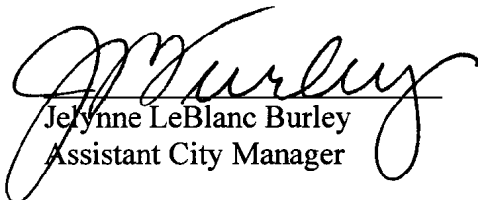
The IH 10 East Corridor Perimeter Planning Team, all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject property were notified of the Planning Commission hearing on the proposed plan amendment. The notice was published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

The applicant will proceed with a zoning application dependent upon the outcome of the Plan Amendment request.




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



Jelynn LeBlanc Burley
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager