

**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: Jelynne LeBlanc Burley, Assistant City Manager; Roderick J. Sanchez;
Nina Nixon-Mendez; Zenon F. Solis; file

SUBJECT: Master Plan Amendment #04002 – IH 10 East Corridor Perimeter Plan
Component (Council District 2)

DATE: May 13, 2004

SUMMARY AND RECOMMENDATIONS

Mr. Chuck Christian, on behalf of Stanley Eisenberg, submitted an application requesting a Master Plan Amendment to the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 1-acre at the southern end of the subject property at 7240 IH 10 East from Community Commercial land use to Industrial land use.

In his request, the applicant discusses extending the indoor assembly of “new construction roll off containers” to the rear portion of the property, which is currently zoned C-3. The subject property is split into three zoning districts with C-3 at the front of the property, I-2 in the center where the current manufacturing business exists and C-3 at the back of the property abutting the Browning-Ferris Industries (BFI) landfill.

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

Land Use Intensity and Compatibility:

- The abutting properties to the east and west are vacant. However, there are single-family uses beyond the vacant lots. All mentioned properties abut BFI at their southern boundaries.

Staff Analysis – The IH 10 East Corridor Perimeter Land Use Plan calls for this area to be Community Commercial land use and the BFI property to become Parks and Open Space land use. However, this node appears to be in transition from single-family residential, which is evident in the visibly vacated homes in the immediate area as well as C-2 zoning along the frontage of all mentioned properties. The subject property is the only property

with a C-3 zoning at its frontage and back portion of acreage and I-2 zoning at the center. The proposed use will also provide 25 to 30 more jobs. The proposed industrial land use is consistent with the current land use to the north and south for this portion of the property. BFI is an existing industrial use with operation approval through the year 2055, without having to request renewal permits.

Transportation Network:

- The subject property abuts the IH 10 East Access Road. The access road is a two-way road allowing for access to IH 10 East at Foster Road. IH 10 East is listed in the Major Thoroughfare Plan as a Freeway (250'–500').

Staff Analysis –There would be no significant impact on transportation in this area.

Community Facilities:

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

Staff Analysis – No significant impact.

Staff recommends approval of the Master Plan Amendment. Planning Commission held a public hearing on February 25, 2004 and recommended approval on March 10, 2004 of this 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, 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. 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

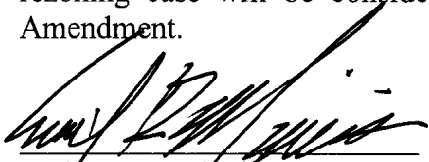
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

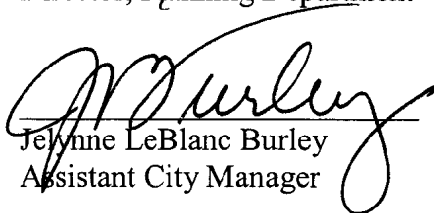
The IH 10 East Corridor Perimeter Planning Team, all registered neighborhood associations within the planning area, and property owners within 200 feet of the subject property were notified of the Planning Commission hearing on the proposed plan amendment. The notice was published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the Planning Commission, the Zoning Commission considered the rezoning of the property on April 20, 2004 and recommended approval contingent upon a Plan Amendment. The rezoning case will be considered by City Council on May 13, 2004 with the Plan Amendment.




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



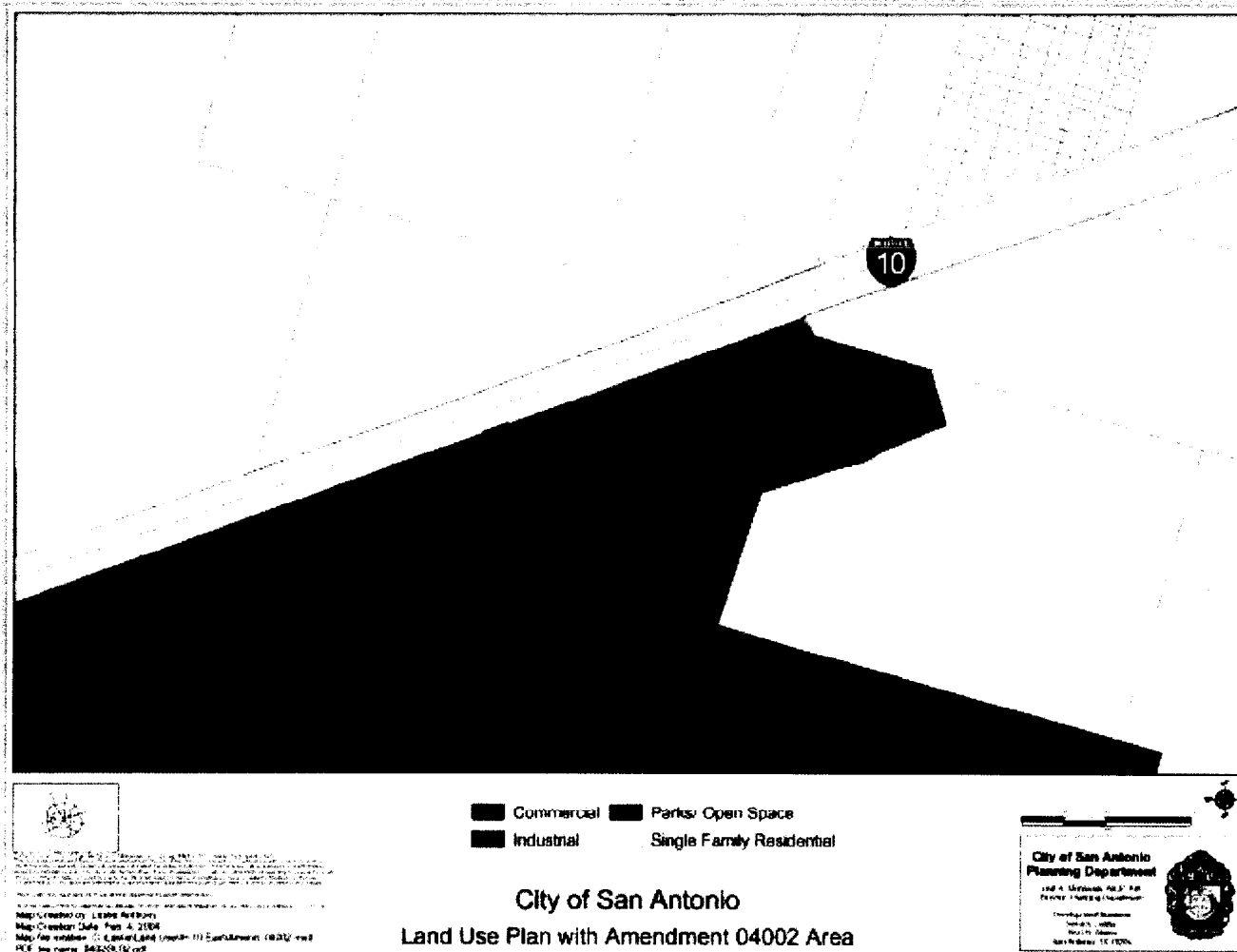
Jelynn LeBlanc Burley
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager

ATTACHMENT I **IH 10 East Corridor Perimeter Land Use Plan as adopted:**



ATTACHMENT II Proposed Amendment:

