



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1676

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/14/2018

**Title:** PLAN AMENDMENT CASE # 18025 (Council District 2): A request by Stephen Stokinger for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" and "Low Density Residential" to "Industrial" on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, [angela.cardona@sanantonio.gov](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2018093)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 18025  
(Associated Zoning Case Z2018093)

**SUMMARY:**

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

**Plan Adoption Date:** February, 2001

**Plan Update History:** February, 2008

**Current Land Use Category:** "Parks and Open Space" and "Low Density Residential"

**Proposed Land Use Category:** "Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 14, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Quest Utility Construction, Inc.

**Applicant:** Stephen Stokinger

**Representative:** Stephen Stokinger

**Location:** 4579 North Graytown Road

**Legal Description:** Lot 13, CB 5083, NCB 18225

**Total Acreage:** 7.2798

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Applicable Agencies:** San Antonio River Authority

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Interstate Highway

**Proposed Changes:** None Known.

**Thoroughfare:** North Graytown Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None Known.

**Public Transit:** There is no public transportation offered within the vicinity of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** February, 2001

**Update History:** February, 2008

**Plan Goals:** 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.

**Comprehensive Land Use Categories**

**Land Use Category:** Industrial

**Description of Land Use Category:** General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

**Permitted Zoning Districts:** C-3, L, I-1 & I-2

**Land Use Category:** Parks and 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.

**Permitted Zoning Districts:** Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Parks and Open Space

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Urban Living

**Current Land Use Classification:**

Hydraulic Repair and Truck Equipment

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Dwellings

Direction: West

**Future Land Use Classification:**

Parks and Open Space

**Current Land Use:**

Vacant

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property falls within the Far East Community Plan Area and was recently annexed. The subject property does not fall within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff recommends Approval.

The request for a change to the IH-10 East Corridor Perimeter Plan from “Parks and Open Space” and “Urban Living” to “Industrial” will allow the expansion of offices for the existing construction company. The current land use in the area is inconsistent with established “Industrial” uses in the area.

The IH-10 East Corridor Perimeter Plan notes that there are prominent “Industrial” uses on IH-10 East. Directly, east of the subject property is CalFrac Well Services on approximately 28 acres. The proposed land use amendment to “Industrial” is consistent with uses and the zoning pattern in the area. Quest Utility Construction has been an established business since 1990, the Plan Amendment and subsequent rezoning will allow them to have a land use designation and zoning that is consistent with the use the property, as well as to expand their business.

Additionally, it appears that this portion of I-10 East and Graytown Road is more “Industrial” in nature, rather than “Parks/Open Space” or even “Urban Living” as designated on neighboring sites with industrial uses. The change in land use designation is supported by the IH-10 East Corridor Perimeter Plan which indicates that “Industrial” uses should be concentrated at arterials and expressways.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018093**

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 20, 2018