



City of San Antonio

Agenda Memorandum

File Number: 18-1676

Agenda Item Number: 28.

Agenda Date: 2/14/2018

In Control: Planning Commission

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