



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 11, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600036 (Associated Zoning Case Z-2022-10700095)

**SUMMARY:**

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

**Plan Adoption Date:** March 20, 2008

**Current Land Use Category:** “Community Commercial”

**Proposed Land Use Category:** “Industrial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 11, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Eagle Bay Holdings LLC

**Applicant:** PGM of Texas LLC

**Representative:** JR Willis & Craig McLain

**Location:** 7222 Northeast 410

**Legal Description:** The southern 95.41 feet of Lot 19, Block 1, NCB 10599, and Lot 20, Block 1, NCB 10599

**Total Acreage:** 1.5575

**Notices Mailed****Owners of Property within 200 feet:** 9**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department, Martindale Army Airfield, Fort Sam Houston Joint Base, Texas Department of Transportation**Transportation****Thoroughfare:** NE Loop 410**Existing Character:** Interstate**Proposed Changes:** None Known.**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 21**ISSUE:****FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:****Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed land use amendment from “Community Commercial” to “Industrial” is requested in order to rezone the property to “I-2S” Heavy Industrial with Specific Authorization for Metal Recycling Entity District. This is consistent with the IH-10 East Corridor Perimeter Plan’s objective to ensure a Compatibility of Land Uses by improving the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses. The future land use classification for the property is “Community Commercial”, which is not compatible with the existing uses along the FM78 corridor. The proposed Plan Amendment to “Industrial” is a compatible transition for the “I-1” base zoning to the south and the “I-1” base zoning to the north.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

**Current Zoning:** “I-1 MLOD-3 MLR-1 AHOD” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**Proposed Zoning:** “I-2S MLOD-3 MLR-1 AHOD” Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Entity.

**Zoning Commission Hearing Date:** May 17, 2022