



City of San Antonio

Agenda Memorandum

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600037

(Associated Zoning Case Z-2023-10700144)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Urban Living” and “Parks/Open Space”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Calfrac Well Services Corp.

Applicant: Stream Realty Acquisition, LLC

Representative: Ortiz McKnight, PLLC

Location: 11222 Interstate Highway 10 East

Legal Description: 4.5 acres out of NCB 18226 and CB 5083

Total Acreage: 4.5 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association

Applicable Agencies: Randolph Air Force Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: North Graytown Road

Existing Character: Secondary Arterial A

Proposed Changes: None known

Thoroughfare: Interstate Highway 10 East

Existing Character: Interstate Highway

Proposed Changes: None known

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

- Goal 3: Compatibility of Land Uses:
 - Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

Comprehensive Land Use Categories

Land Use Category: “Urban Living”

Description of Land Use Category: Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed-Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed-use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form-based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.

Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service.

A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.

Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

Permitted Zoning Districts: TND, TOD, MXD, UD, & FBZD

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.

Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: N/A

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 Overview

Subject Property

Future Land Use Classification:

Urban Living & Parks/Open Space

Current Land Use Classification:

Construction yard parking, Car delivery hub

Direction: North

Future Land Use Classification:

OCL

Current Land Use Classification:

Outside City Limits

Direction: East

Future Land Use Classification:

OCL

Current Land Use Classification:

Outside City Limits

Direction: South

Future Land Use Classification:

Urban Living & Parks/Open Space

Current Land Use Classification:

Construction yard parking

Direction: West

Future Land Use Classification:

Low Density Residential, Parks Open Space, Industrial

Current Land Use Classification:

Construction yard, vacant

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Urban Living” and “Parks/Open Space” to “Industrial” is requested to rezone the properties to “I-1” General Industrial District. “Urban Living” covers a majority of the property and is not an appropriate land use considering the surrounding development pattern; “Industrial” is much more compatible. The subject property is situated on an industrial island with many compatible industrial uses in proximity. Additionally, the property is situated at the intersection of an interstate highway and a secondary arterial which is an appropriate location for the “Industrial” land use designation. A portion of the property is designated “Parks/Open Space”, and it looks like it was intentionally placed on the 100-year floodplain. However, measures that mitigate development on that portion of the property could be taken to keep the land use consistent across the property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

Zoning Commission Hearing Date: July 18, 2023