



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700144

(Associated Plan Amendment Case PA-2023-11600037)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 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**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 62545, dated May 11, 1986, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 2, 1989, to "R-A" Residence Agriculture District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** OCL**Current Land Uses:** Outside City Limits**Direction:** South**Current Base Zoning:** "I-1"**Current Land Uses:** Construction yard parking**Direction:** East**Current Base Zoning:** OCL**Current Land Uses:** Outside City Limits**Direction:** West**Current Base Zoning:** "I-1" "C-2" "NP-10" "R-4"**Current Land Uses:** Construction yard, vacant**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

No special district information.

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

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a building materials/lumber yard is 1 parking space per 500 square feet of gross floor area of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "NP-10" Neighborhood Preservation District uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: "I-1" General Industrial Districts accommodate areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

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, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the IH-10 East Corridor Perimeter Plan and is currently designated as “Urban Living” and “Parks/Open Space” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Industrial”. Staff and Planning Commission recommend Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The property is on an industrial island with many other complimentary industrial land uses in proximity
3. **Suitability as Presently Zoned:** The current "NP-10" Neighborhood Preservation District is not an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is far more appropriate. The “NP-10” base zoning district permits single-family residential uses, and the development of single-family neighborhoods on this property would create incompatible land transitions and would not correlate with the existing development pattern. The “I-1” base zoning designation would accommodate development compatible with the surrounding area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the IH-10 East Corridor Perimeter Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals, Objectives and Action Steps of the IH-10 East Perimeter Plan may include:

- 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.

6. **Size of Tract:** The subject property is 4.5 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to "I-1” General Industrial District to utilize the property as a construction yard.

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.