



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

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 Loop 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

COMPREHENSIVE PLAN

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: March 20, 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: Community Commercial

Description of Land Use Category:

- Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.
- Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.
- Community Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

Permitted Zoning Districts: NC, O-1, C-1, & C-2 (except C-3 & O-2)

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:

Community Commercial

Current Land Use Classification:

Industrial Metal Recycling

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Industrial Manufacturing and Distribution

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Industrial Auto- Parking and transient Vehicle Storage- Related to a Delivery

Direction: South

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Industrial Service Tool Rental

Direction: West

Future Land Use Classification:

Heavy Industrial

Current Land Use:

Vacant

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
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-2 S” Heavy Industrial with Specific Authorization for Metal Recycling Entity. 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. When the plan was adopted in 2008, the area was classified as “Community Commercial” hoping that the area would transition down from the current industrial uses. In the past 16 years, the transition has not occurred. The area proposed for the change fronts interconnecting freeways. The area to the east can maintain the Community Commercial classification to provide a buffer from residential areas east of this area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700095

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