



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-3612

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**Agenda Item Number:** P-2.

**Agenda Date:** 5/2/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600011

(Associated Zoning Case Z-2019-10700035)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** "Light Industrial"

**Proposed Land Use Category:** "Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 10, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Tiger Sanitation, Inc.

**Applicant:** Felipe Betancourt

**Representative:** Lee Kuhn

**Location:** 6325 U.S. Highway 87 East

**Legal Description:** Lot 1, Block 1, NCB 18273

**Total Acreage:** 16.911

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** TXDOT, Martindale Army Airfield

**Transportation**

**Thoroughfare:** US Highway 87 East

**Existing Character:** Expressway; Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Plan Goals:**

LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1

LU-1.4: Encourage efforts to provide buffer areas and landscaping or neighborhood/ community commercial uses between Business Park and adjoining uses. Encourage the use of buffer areas for community events as business needs allow.

**Comprehensive Land Use Categories**

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

Light Industrial areas include a mix of light manufacturing uses, office parks and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

**Related Zoning Districts:** C-2, C-3, O-1.5, O-2, L & MI-1

**Land Use Category:** “Industrial”

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. Any outside storage must be under a roof and screened from public view

**Related Zoning Districts:** C-3, O-1.5, O-2, L, I-1, I-2, MI-1 & MI-2

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Industrial

Direction: North

**Future Land Use Classification:**

Industrial

**Current Land Use Classification:**

Industrial

Direction: East

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Light Industrial

Direction: South

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Community Commercial

Direction: West

**Future Land Use Classification:**

Light Industrial

**Current Land Use:**

Light Industrial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within or near a Regional Center or Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The property is located within the Eastern Triangle Community Plan, and is currently designated as “Light Industrial” 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 is requesting a plan amendment to “Industrial.” The land use change and rezoning will allow for expansion of the already existing Tiger Sanitation business.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Eastern Triangle Community Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700035**

Current Zoning: “L MLOD-3 MLR-1” Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: “I-1 MLOD-3 MLR-1” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: April 2, 2019