



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5748

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**Agenda Item Number:** 20.

**Agenda Date:** 10/25/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17093

(Associated Zoning Case Z2017301)

**SUMMARY:**

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

**Plan Adoption Date:** February 22, 2001

**Plan Update History:** March 2008

**Current Land Use Category:** "Business Park"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2017

**Case Manager:** Kayla Leal

**Property Owner:** CIP Land Partners, LP

**Applicant:** U-Pull-N-Pay LLC

**Representative:** Brown & Ortiz, PC

**Location:** 2100 block of Ackerman Road

**Legal Description:** 19.43 acres of land out of NCB 10597

**Total Acreage:** 19.43

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Ackerman Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no passing routes or bus stops in the immediate vicinity.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** February 22, 2001

**Update History:** 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:** Business Park

**Description of Land Use Category:** A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

**Permitted Zoning Districts:** BP, C-3 & L

**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:**

Business Park

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Outside City Limits - City of Kirby

**Current Land Use Classification:**

Single-Family Residential

Direction: East

**Future Land Use Classification:**

Industrial

**Current Land Use Classification:**

Construction Material Storage, Welding Shop

Direction: South

**Future Land Use Classification:**

Business Park

**Current Land Use Classification:**

Vacant Lot

Direction: West

**Future Land Use Classification:**

Business Park

**Current Land Use:**

Vacant Lot

**FISCAL IMPACT:**

None.

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

The subject property is located within the Fort Sam Houston Regional Center.

The subject property is not located within a half (1/2)-mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the plan amendment to change the land use from “Business Park” to “Industrial” in order to develop the vacant lot to operate a used automotive parts recycler. There is currently Industrial land uses to the east of the property, which are concentrated along Ackerman Road. The subject property is located more inland but still would be addressed on Ackerman Road. The IH-10 East Corridor Perimeter Plan states that the Industrial Land Use Category should be separated from residential uses by an intermediate land use or a significant buffer. The City of Kirby is directly north of the property and consists of residential uses neighboring the property. There would be a significant buffer (approximately 200-feet) in between the residential uses and the subject property. Additionally, the requested land use would be making the land use consistent with both the existing and requested zoning.

**ALTERNATIVES:**

1. Recommend Denial 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017301**

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

Proposed Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use  
Authorization for a Used Automotive Parts Recycler

Zoning Commission Hearing Date: November 7, 2017