



City of San Antonio

Agenda Memorandum

File Number: 17-6643

Agenda Item Number: 29.

Agenda Date: 12/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17090

(Associated Zoning Case Z2017302)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Update History: None

Current Land Use Category: "Light Industrial"

Proposed Land Use Category: "Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Nyliah Acosta

Property Owner: BEME Enterprises, LLC

Applicant: BEME Enterprises, LLC

Representative: Patrick W. Christensen

Location: 6375 US Hwy 87 East

Legal Description: 17.28 acres out of CB 5132

Total Acreage: 17.28

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Highway 87 East

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: South Foster Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 20 is directly in front of the subject Property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Update History: None

Plan Goals: Goal 9 promote diversification of businesses and services

Comprehensive Land Use Categories

Land Use Category: Light Industrial

Description of Land Use Category: 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.

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

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

Permitted 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:

PMI Pipe Steal and Supplies, Vacant Lot

Direction: North

Future Land Use Classification:
Industrial, Low Density Residential
Current Land Use Classification:
Vacant Lots

Direction: East
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Mobile Home Park, Automotive, Welding and Machining

Direction: South
Future Land Use Classification:
Community Commercial, Low Density Residential, Agricultural
Current Land Use Classification:
Vacant Lots, and Schaefer Library

Direction: West
Future Land Use Classification:
Low Density Residential, Industrial, Light Industrial, Public Institutional
Current Land Use:
Tiger Sanitation, Automotive, Trailer Services

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is not within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is seeking a zone change to allow for the ongoing development of a pipe storage and sales business to operate by right, without the nonconforming restrictions. The required land use for the zoning is “Industrial”. The change to “Industrial” would not alter the character of the area, as the surrounding uses are industrial and intense commercial uses.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017302
Current Zoning: "L" Light Industrial District
Proposed Zoning: "I-1" General Industrial District
Zoning Commission Hearing Date: December 5, 2017