



# City of San Antonio

## Agenda Memorandum

**File Number:**17-6643

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**Agenda Item Number:** 29.

**Agenda Date:** 12/13/2017

**In Control:** Planning Commission

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**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