



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** August 10, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600071  
(Associated Zoning Case Z-2022-10700195 S)

**SUMMARY:**

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

**Plan Adoption Date:** March 20, 2008

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 10, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Devron-GD Cornerstone, LLC

**Applicant:** Federal International Recycling and Waste Solutions, LLC

**Representative:** Killen, Griffin, and Farrimond, PLLC

**Location:** 8034 Northeast Loop 410

**Legal Description:** 4.982 acres out of NCB 10597

**Total Acreage:** 4.982

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** Texas Department of Transportation, Planning Department, Martindale Army Air Field, and Fort Sam Military Base

**Transportation**

**Thoroughfare:** Northeast Loop 410

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the subject property

**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
- Objective 3.1: Increase Building Inspection efforts and Code Compliance throughout the community.

**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 park 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-3 & L

**Comprehensive Land Use Categories**

**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:**

Light Industrial

**Current Land Use Classification:**

Vacant Industrial Building/ Warehouse

Direction: North

**Future Land Use Classification:**

Heavy Industrial

**Current Land Use Classification:**

Diesel Fuel Supplier

Direction: East

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Transportation Company

Direction: South

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Penske Business Rentals

Direction: West

**Future Land Use Classification:**

Light Industrial

**Current Land Use:**

Vacant

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend Denial, as presented above.
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 “Light Industrial” to “Industrial” is requested in order to rezone the property to “I-1 S” Industrial District with Specific Use Authorization for Outdoor Storage. The future land use classification for the property is “Light Industrial”, which is compatible with the existing uses along the Northeast Loop 410 corridor. The proposed “Industrial” land use is also appropriate and consistent with the property to the north. This entire portion of Loop 410 and Corner Parkway is industrial in both land use and zoning. Additionally, the “Industrial” future land use classification will add additional employment opportunities, bringing development to an otherwise vacant building.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700195 S**

**CURRENT ZONING:** "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**PROPOSED ZONING:** "I-1 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage

**Zoning Commission Hearing Date:** August 16, 2022