



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700151 S

SUMMARY:

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District

Requested Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open With No Screening Required)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Speedway IOS Holdings, LLC

Applicant: Speedway IOS Holdings, LLC

Representative: P.W. Christensen

Location: Generally located in the 14000 block of Speedway Park

Legal Description: Lot P-8D and Lot P-8H, CB 4296, and Lot 2 and Lot 3, Block 5, NCB 16458

Total Acreage: 25.9606

Notices Mailed**Owners of Property within 200 feet:** 17**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio as part of the Southside Study Area 1 by Ordinance 96557, dated October 10, 2002, and zoned "DR" Development Reserve District. The property was rezoned by Ordinance 98228, dated September 25, 2003, to "MI-1" Mixed Light Industrial District. The property was rezoned by Ordinance 2014-08-07-0557, dated August 7, 2014, to the current "BP" Business Park District. The property was fully annexed with dissolution of the City South Management Authority by Ordinance 2014-01-09-0013, dated January 9, 2014.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** BP**Current Land Uses:** Trucking Company, Warehousing, Machinery, Tools and Construction Equipment Sales and Service**Direction:** South**Current Base Zoning:** BP**Current Land Uses:** Restaurant Supply Store, Storage Shipping Container, Vacant Land, Large plot single-family residential**Direction:** East**Current Base Zoning:** BP**Current Land Uses:** Abandoned race track**Direction:** West**Current Base Zoning:** MXD**Current Land Uses:** Vacant Land**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

The Business Park District is a special district that may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development. The uses and development standards conform to the regulations for an office or institutional campus within Article 2.

Transportation

Thoroughfare: Speedway Run

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Speedway Park

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Watson Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: There are no VIA transit options within walking distance.

Routes Served: N/A

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking requirements for industrial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b

ISSUE:

None

ALTERNATIVES:

Current Zoning: “BP” Business Park District may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

Proposed Zoning: “L S” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

The Specific Use Authorization is for Storage - Outside (Open With No Screening Required).

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center, and is not within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Heritage South Sector Plan, adopted in 2010, and is currently designated as "Agribusiness/RIMSE Tier" in the future land use component of the plan. The requested "L" base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "BP" Business Park District is an appropriate zoning for the property and surrounding area. The proposed "L S" Light Industrial District with a Specific Use Authorization for Storage - Outside (Open With No Screening Required) is also appropriate. The applicant has an existing Auto and Light Truck Repair use, and requesting the change of zoning to add the Specific Use Authorization for Outdoor Storage. The proposed rezoning is consistent with the existing industrial uses within proximity, including warehouses, oversized truck/trailer storage and repair, and a restaurant supply store.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objective. Relevant goals and policies of the Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors
 - JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
6. **Size of Tract:** The 25.9606 acre site is of sufficient size to accommodate the proposed industrial development.

7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. The applicant is rezoning to develop for outdoor storage.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.