



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600028

(Associated Zoning Case Z-2025-10700057)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Agribusiness RIMSE Tier"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: RS Zarzamora, LLC

Applicant: RS Zarzamora, LLC

Representative: Patrick Christensen

Location: 12591 State Highway 16 South

Legal Description: 11.38 acres out of CB 4295

Total Acreage: 11.38

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, Public Works Department, TxDOT

Transportation

Thoroughfare: State Highway 16 South

Existing Character: Super Arterial Type B

Proposed Changes: None known.

Thoroughfare: South Zarzamora Street

Existing Character: Super Arterial Type A

Proposed Changes: None known.

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

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- Goal ED-6: Market Heritage South as a business friendly environment.
- Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- Goal LU-3: Urban, commercial and rural development are concentrated in strategic areas supported by targeted public and private investments

Comprehensive Land Use Categories:

Land Use Category: "Agribusiness RIMSE Tier"

Description of Land Use Category: RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Comprehensive Land Use Categories:

Land Use Category: "General Urban Tier"

Description of Land Use Category: RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadruplexes, triplexes, and duplexes; townhouse (condominiums)

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high-density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification: “Agribusiness RIMSE Tier”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Agribusiness RIMSE Tier” and “General Urban Tier”

Current Land Use Classification: Aggregate Recycling Center

Direction: East

Future Land Use Classification: “Agribusiness RIMSE Tier” and “Specialized Center”

Current Land Use Classification: Mechanic Stop, Demolition contractor, Restaurant, Flea Market, Vacant Land

Direction: South

Future Land Use Classification: “Agribusiness RIMSE Tier”

Current Land Use Classification: Building Materials Supplier

Direction: West

Future Land Use Classification: “Agribusiness RIMSE Tier” and “Suburban Tier”

Current Land Use Classification: Leon Creek, Vacant Land

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center nor within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Agribusiness RIMSE Tier” to “General Urban Tier” is requested to rezone the 11.38-acre parcel of property to "C-2 AHOD" Commercial Airport Hazard Overlay District. The applicant wants to incorporate a small area of “General Urban Tier”, located at the intersection of South Zarzamora Street and Highway 16 South, to permit commercial uses that would offer retail and food services for the workforce of surrounding industrial businesses. The requested plan amendment is consistent with existing land uses in the area, with “General Urban Tier” further north on Highway 16 South.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700057

Current Zoning: "RP AHOD" Resource Protection Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District on 11.38 acres out of CB 4295 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 221.90 acres out of CB 4295

Zoning Commission Hearing Date: April 15, 2025