



**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

“ICOD” Industrial Compatibility Overlay Districts

**SUMMARY:**

A proposed amendment to Chapter 35, the Unified Development Code (UDC), to establish “ICOD” Industrial Compatibility Overlay Districts pursuant to City Council direction as part of the implementation of the SA Tomorrow Comprehensive Plan.

**BACKGROUND INFORMATION:**

The SA Tomorrow Comprehensive Plan is one of three growth-related plans addressing how the City of San Antonio’s expected population growth will be balanced with social, economic, and environmental resources. The Comprehensive Plan provides strategic direction for decision making and public investment to prepare our communities for anticipated growth at the citywide level.

Upon adoption of the SA Tomorrow Comprehensive Plan, City Council directed staff to implement the plan “to coordinate and guide establishment of development regulations for the long-range development of the City that will promote the public health, safety and welfare for all current and future residents of the City of San Antonio.” The establishment of an overlay district “to ensure appropriate transitions between future development and heavy industrial areas” was identified an implementation priority during the planning process for the Texas A&M-San Antonio Area Regional Center. The proposed “ICOD” is modeled after similar overlay districts such as the “MAOZ” Military Airport Overlay Zones, “MLOD” Military Lighting Overlay Districts, and “MSAO” Military Sound Attenuation Overlay Districts, which serve to balance the needs of a central function and the general welfare of the surrounding public.

## ISSUE:

The purpose of the “ICOD” is to establish regulations to limit the encroachment of residential and commercial uses into established heavy industrial areas. A purposeful and orderly transition of uses surrounding heavy industrial areas offers multiple levels of protection:

- Protecting the economic viability of important industry by limiting uses that could interfere with the operation of existing or planned heavy industrial uses; and
- Creating safeguards for less-intense commercial and residential uses that are needed to support the city’s workforce, residents, and visitors by minimizing the potential negative impacts of the operations of heavy industrial uses.

The City recognizes that heavy industrial uses are important to the diversity of the economic base of San Antonio and are more likely to include potentially hazardous components and to generate high volumes of freight traffic. During the drafting of the “ICOD”, staff looked at the following:

- potential public health and safety issues pertaining to heavy industrial uses,
- heavy truck and freight patterns, and
- existing heavy industrial areas susceptible to encroachment.

The first “ICOD” district is proposed for an area located within the Texas A&M-San Antonio Area Regional Center, which is one of the 13 regional centers identified in the SA Tomorrow Comprehensive Plan. Located in south San Antonio, the area is an emerging activity center that is anchored by the Texas A&M University-San Antonio campus and the Toyota Motor Manufacturing Texas plant. The area also boasts natural features such as the Medina River and Leon Creek, as well as related amenities that include greenways, trails, and nature preserves. The Land Heritage Institute maintains 1,200 acres of greenspace along the Medina River to preserve the area’s archeological, cultural, educational, environmental, and historical landscape. The Texas A&M-San Antonio Area Regional Center provides a unique opportunity to protect existing educational and industrial uses, attract new technology and research industries, absorb anticipated population growth through a range of housing options, and preserve the rural and agricultural character of the area.

The “ICOD-1” includes and extends two miles from the heavy industrial auto manufacturing use. “ICOD-1” is comprised of two distinct zones:

- Zone A includes the auto manufacturing use property and extends for one mile from the boundary of that property, and generally limits new residential and commercial uses.
- Zone B extends one mile from the boundary of Zone A, and generally limits new residential and residence-based uses.

“ICOD-1” includes specific exceptions for existing residences, platted undeveloped lots, undeveloped unplatted lots with existing residential zoning, and nonconforming uses. The “ICOD-1” also includes a provision allowing undeveloped unplatted lots with zoning that allows residential uses to preserve the right to establish residential uses through a registration process.

**ALTERNATIVES:**

The commission may choose to support, in whole or in part, the proposed amendment, modify the proposed amendment, or recommend denial of the proposed amendment. The recommendation will be forwarded to City Council for a final decision.

**FISCAL IMPACT:**

There is no direct fiscal impact to the City associated with the proposed UDC amendment.

**RECOMMENDATION:**

The Planning Department recommends continuance of 90 days to the October 15, 2024 meeting of the UDC amendment establishing the “ICOD” Industrial Compatibility Overlay Districts, as presented.