



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2025-10700052 S

SUMMARY:

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

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Speedway Business Park Partners Two, LP

Applicant: Blackwood Engineering

Representative: Patrick Christensen

Location: 3603 Speedway Run

Legal Description: Lot 1, Block 46, CB 4296A

Total Acreage: 7.5633

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: N/A

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

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 History:

FIR-HAZ-PMT24-37400092 – Fire HazMat Permit – May 2024

FIR-AST-PMT24-37100091 – Fire Storage Tanks Permit – April 2024

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: BP

Current Land Uses: Shipping Containers

Direction: South

Current Base Zoning: BP

Current Land Uses: Oilfield

Direction: East

Current Base Zoning: BP

Current Land Uses: Abandoned Industrial Yard

Direction: West

Current Base Zoning: BP

Current Land Uses: Truck Stop/Truck Center (Oversized Vehicles)

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:

None.

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 is no public transit within walking distance of the subject property.

Routes Served: N/A

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for industrial uses can be found in the Unified Development Code, 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: “I-1 S” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

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

FISCAL IMPACT:

None.

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

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 "I-1" 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. Surrounding properties are "L S" Light Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) and "BP" Business Park.
3. **Suitability as Presently Zoned:** The existing "BP" Business Park is an appropriate zoning for the property and surrounding area. The proposed "I-1 S" General Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) is also appropriate. The property has an existing warehouse and is intended to be used as a paint shop, wherein metal counterweights and castings will be prepared. The requested zoning change for a Specific Use Authorization for Outdoor Storage is to accommodate the storage of the prepared products and materials. The proposed use and zoning are consistent with surrounding properties as it is located within an industrial area and in proximity to multiple properties with the use of Outdoor Storage.
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 public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - JEC P5: Invest in the creation, development and redevelopment of employment hubs that allow for the collocating of businesses within target industries.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - ED-2.1 Support workforce development programs for targeted industries
 - Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties
6. **Size of Tract:** The subject property is 7.5633 acres, which can reasonably 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/industrial uses.