



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700070 CD

SUMMARY:

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “C-2 CD AHOD” Commercial District Airport Hazard Overlay District with a Conditional Use for Batching Plant

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Eradio Gomez

Property Owner: Paul Garcia

Applicant: Texas Materials Group – James Ball

Representative: Erik Hernandez

Location: 9615 U.S. Highway 181 North

Legal Description: Lot P-28A, NCB 10915

Total Acreage: 12

Notices Mailed

Owners of Property within 200 feet: 17

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: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61628, dated December 29, 1985, and zoned Temp “R-1” Residential District. The property was rezoned by Ordinance 72602, dated November 8, 1990, to “RA C.C.” Residence-Agriculture District with City Council approval for oil and gas wells. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “RA” Residence-Agriculture District with City Council approval for oil and gas wells converted to “NP-10” Neighborhood Preservation District with City Council approval for oil and gas wells. The property was rezoned by Ordinance 98228, October 1, 2003, to “UD” Urban Development District. The property was rezoned by Ordinance 2014-08-07-0557, dated July 28, 2011, from “UD” Urban Development District to “R-6” Residential Single-Family District.

Code & Permitting History:

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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-18, C-2 CD

Current Land Uses: Vacant Land, Mechanic, Electrical Installation Service, Conditional Use for Truck Repair and Maintenance

Direction: South

Current Base Zoning: FR

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: R-6

Current Land Uses: Concrete Batching Plant, Vacant Land

Direction: West

Current Base Zoning: MHP

Current Land Uses: Vacant Land, Mobile Homes, Residential Single-Family

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:

NA

Transportation

Thoroughfare: US Highway 181 N

Existing Character: Collector, 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: Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “CD” Conditional Use is for a Batching Plant.

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 located within the Brooks Regional Center but is not 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 Brooks Area Regional Plan, adopted in 2019, and is currently designated as "Business/Innovation Mixed Use" in the future land use component of the plan. The requested "C-2" 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, the property to the east is an active batching plant.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial District is also appropriate. The property has an existing concrete batching plant to the east, operating as a nonconforming use. The "C-2" Commercial District will also provide a suitable transition to the homes to the west, and the alternate recommendation requires a site plan to regulate impervious coverage and building size. The property has an existing concrete batching plant to the east, operating as a nonconforming use. The "C-2" Commercial District will also provide a suitable transition to the homes to the west, and requires a site plan to regulate impervious coverage and building size.
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 Brooks Area Regional Center Plan may include: - Goal 3: Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
 - 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 Brooks Area Regional Center Plan may include:

- Goal 3: Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
6. **Size of Tract:** The subject property is 12 acres, which can reasonably accommodate the proposed industrial development.

7. **Other Factors:** The applicant is seeking the change of zoning to allow for a concrete batching plant. The applicant is seeking the change of zoning to allow for a concrete batching plant.