



City of San Antonio

Agenda Memorandum

Agenda Date: May 15, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2025-10700057

(Associated Plan Amendment Case PA-2025-116000028)

SUMMARY:

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

Requested 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: RS Zarzamora, LLC

Applicant: RS Zarzamora, LLC

Representative: P.W. Christensen

Location: 12591 State Highway 16 South

Legal Description: 233.28 acres out of CB 4295

Total Acreage: 233.28

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: N/A

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

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2023-11-30-0891, dated November 30, 2023, and zoned "RP" Resource Protection District under the same ordinance.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MI-1

Current Land Uses: Aggregate Recycling Center

Direction: East

Current Base Zoning: MI-1, I-2

Current Land Uses: Mechanic Shop, Demolition contractor, Restaurant, Flea Market, Vacant Land

Direction: South

Current Base Zoning: MI-1 S for a Fairground, I-1

Current Land Uses: Building Materials Supplier

Direction: West

Current Base Zoning: DR

Current Land Uses: Leon Creek, 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:

N/A

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.

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 commercial and industrial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “RP” Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

Proposed Zoning: “C-2” Commercial 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.

“I-1” 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.

FISCAL IMPACT:

None

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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "General Urban Tier". Staff recommends Approval. Planning Commission recommendation pending the April 23, 2025 hearing.
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 zoned "MI-1" Mixed Industrial District, "I-1" General Industrial District, and "I-2" Heavy Industrial District.
3. **Suitability as Presently Zoned:** The existing "RP" Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District and "I-1" General Industrial District zonings are also appropriate. The subject property is surrounded by existing industrial zoning and uses on three sides, supporting the industrial request. The applicant also proposes "C-2" Commercial District zoning for a smaller 11 acre portion of the property, located at the intersection of South Zarzamora Street and Highway 16 South. This would introduce commercial businesses that would offer retail and food services for the workforce surrounding industrial businesses.
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 SA Tomorrow Comprehensive Plan may include:
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - 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.

Relevant Goals and Objectives of the Heritage South Sector Plan may include:

- 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

6. **Size of Tract:** The 233.28 acre site is of sufficient size to accommodate the proposed industrial and commercial development.
7. **Other Factors:** A portion of the property is inundated by the FEMA 100-year floodplain. Master Plan Exhibit demonstrates that floodplain reclamation is proposed which means a Conditional Letter of Map Revision (CLOMR) is required. Coordination with the Floodplain Management Division of Public Works is required before any work in the floodplain begins and before any permits to go vertical is obtained. Any questions regarding the floodplain please coordinate with the Floodplain Management division of Public Works