



City of San Antonio

Agenda Memorandum

Agenda Date: February 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2024-10700270 S

SUMMARY:
Current Zoning: “FR” Farm and Ranch District

Requested Zoning: “L S” Light Industrial District with a Specific Use Authorization for Storage
- Outside (Open with No Screening Required)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 4, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Gerardo Castruita

Applicant: Gerardo Castruita

Representative: Gerardo Castruita

Location: 19529 Applewhite Road

Legal Description: 5 acres out of CB 4187

Total Acreage: 5 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 8, 2014, and zoned Temporary “FR” Farm and Ranch District.

Code & Permitting Details: There is no code enforcement of 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: “FR”, “MI-1”

Current Land Uses: Single-Family Dwelling, Outside Storage (non-screened), Vacant Land

Direction: South

Current Base Zoning: “MI-1”

Current Land Uses: Single-Family Dwelling, Vacant Land

Direction: East

Current Base Zoning: “BP”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “FR”

Current Land Uses: Vacant Land

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Applewhite Road

Existing Character: Local, Enhanced Secondary Arterial

Proposed Changes: None known.

Public Transit: There is no public transit within a ½ mile of the subject property.

Routes Served: NA

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

Parking Information: The minimum parking requirement for a storage - outside is 1 space per 600 sf GFA and the maximum parking requirement is 1 space per 350 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “FR” Farm and Ranch Districts preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed Zoning: “L S” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

The “S” Specific use is to permit 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:

Subject property is not located within a Regional Center and is not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of "L S" for Storage - Outside (Screening from Public ROWs and Adjacent Property Required).

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 September 2010, and is currently designated as “Agribusiness RIMSE Tier” in the future

land use component of the plan. The requested “L S” base zoning district is consistent with the future land use designation.

2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are “FR” Farm and Ranch District and “MI-1” Mixed Light Industrial District.
3. **Suitability as Presently Zoned:** The existing “FR” Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed “L S” Light Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) is not appropriate. The property is abutting single-family residential use, and having no screening would negatively impact their welfare. Although, the storage use is not out of character. The lots are considerably larger, ranging from 21 to 25 acres, the area is designated for industrial or farming uses, and there is an existing outdoor storage yard within proximity. Therefore, Staff’s Alternate Recommendation for the property is “L S” Light Industrial District with a Specific Use Authorization for Storage – Outside (**Screening From Public ROWs and Adjacent Property Required**), so there is screening from adjacent properties to help mitigate impacts.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare and recommends a screening requirement for the protection of abutting and surrounding properties.
5. **Public Policy:** The request does not appear to conflict with any public policy. Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - Goal ED-6: ED-6.3 Promote low impact industry, high and biotechnologies, and international trade.
 - Goal LU-2: Design guidelines for non-residential uses to encourage compatibility of adjacent properties.
 - Goal LU 3: Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
6. **Size of Tract:** The 5 acre site is of sufficient size to accommodate the proposed light 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 allow a Specific Use Authorization for Storage - Outside (Open with No Screening Required).

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.