



City of San Antonio

Agenda Memorandum

Agenda Date: September 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700170 S

SUMMARY:

Current Zoning: "I-2" Heavy Industrial District

Requested Zoning: "I-2 S" Heavy Industrial District with a Specific Use Authorization for Bulk Plant or Terminal (Includes Bulk Storage of Petro Chemicals)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Hamel Leasing, Inc.

Applicant: Hamel Leasing, Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 20000 block of Petroleum Common Road

Legal Description: Lot 7, Block 2, CB 4010

Total Acreage: 5.0060

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department, Texas Department of Transportation

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 "I-2" Heavy Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into the current "I-2" Heavy Industrial District.

Code & Permitting Details:

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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2"

Current Land Uses: Hydraulic Repair, Warehouse, Vacant Land

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "I-2"

Current Land Uses: Warehouse, Industrial Uses

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Vacant Land, Interstate 37

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Petroleum Common

Existing Character: Local

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: There is no minimum parking requirement for Bulk Plant or Terminal (Includes Bulk Storage of Petro Chemicals).

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

The Specific Use Authorization is for Bulk Plan or Terminal (Includes Bulk Storage of Petro Chemicals).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 Specialized Center in the future land use component of the plan. The requested "I-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. Surrounding properties are zoned “I-2” Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing “I-2” Heavy Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-2 S” Heavy Industrial District with a Specific Use Authorization for Bulk Plan or Terminal (Includes Bulk Storage of Petro Chemicals) is also appropriate. The subject property is situated within other industrial uses making the industrial use and zoning consistent with the surrounding area. The applicant would also have to adhere to the prescribed site plan required for a Specific Use Authorization. Any deviation from the approved document could potentially warrant additional council consideration.
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. Relevant Goals and Policies of the Heritage South Sector Plan may include:

Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

LU-3.2 Promote commercial and mixed use development at areas designated for Transit Oriented Development

6. **Size of Tract:** The 5.0060 acres site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** Texas Department of Transportation Comment - no access may be allowed onto Interstate-37.

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.