



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** June 4, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Zoning Case Z2024-10700059 CD (Associated Plan Amendment PA2024-11600022)

**SUMMARY:**

**Current Zoning:** “OCL” Outside City Limits, “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District

**Requested Zoning:** “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 4, 2024

**Case Manager:** Joshua Jaeschke, Senior Planner

**Property Owner:** Doggett Freightliner Properties III, LLC

**Applicant:** Doggett Freightliner Properties III, LLC

**Representative:** Brown & McDonald, PLLC

**Location:** Generally located at the southeast corner of the intersection of Weichold Road and Interstate 10.

**Legal Description:** 35.668 acres out of CB 5088 and NCB 18225

**Total Acreage:** 35.668

**Notices Mailed**

**Owners of Property within 200 feet:** 76

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The City of San Antonio (City) initiated Full Purpose Annexation of 270.50 acres, known as the IH-10/FM 1518 Property, along IH-10 East in 1986. As a result of this annexation, the subject parcel was split in half, with 19.297 acres being annexed into the City of San Antonio and the remaining 16.371 acres continuing to be located outside city limits, in the ETJ.

In 2017, the City annexed numerous corridors and enclaves which would have included the remainder of the subject property. As part of this annexation process, Section 43.016 of the Texas Local Government Code (LGC) required the City to offer Development Agreements (Agreements) to the owners of properties, which had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management or as timberland ("agricultural") use by BCAD. These Agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property as long as the property owner continued the use as described in the terms of the Development Agreement. The subject property had the agricultural designation from BCAD, so the remaining 16.371 acres continued its ETJ status with the execution of an Agricultural Development Agreement. Doggett Freightliner Properties III, LLC, (landowner) would like to develop the subject property for freightliner sales and servicing. The landowner is the full and entire owner of the subject property and has requested annexation by the City, in anticipation of development. The petition follows Section 43.0671 of the LGC whereby the City has the authority to annex an area if the landowner requests annexation. The annexed area will gain the benefits of being within the City, such as trash service, police, and fire service, and other City services already provided to surrounding properties. Additionally, the subject property meets the statutory requirements for full purpose annexation, by the City, as they: (1) is within the City's ETJ; and (2) is adjacent and contiguous to the City's corporate limits.

A portion of the subject property within city limits was annexed into the city by Ordinance 61632, dated October 10, 1985 and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 2, 1989, to "B-2" Business District and "R-A" Residence-Agriculture District.

The previous "B-2" district converted to the current "C-2" Commercial District and the previous "R-A" district converted to the current "NP-10" Neighborhood Preservation District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** None (Outside City Limits)

**Current Land Uses:** Undeveloped Land

**Direction:** East

**Current Base Zoning:** C-2 AHOD, NP-10 AHOD, MXD AHOD

**Current Land Uses:** Undeveloped Land & Mixed Use Residential

**Direction:** South

**Current Base Zoning:** R-4 AHOD

**Current Land Uses:** Single-Family Residential & Undeveloped Land

**Direction:** West

**Current Base Zoning:** C-3 AHOD, I-1 AHOD

**Current Land Uses:** CDL and Professional Driver Training, Undeveloped Land, Gas Station, Restaurants

**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:** IH-10 East

**Existing Character:** None

**Proposed Changes:** None known

**Thoroughfare:** Weichold Road

**Existing Character:** None

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA bus stations within walking distance.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report was submitted. Any further traffic requirementst will be evaluated at the Building Permit Phase.

**Parking Information:** Minimum Requirement for truck repair, service, and vehicle storage: 1 parking space per 500 square feet of gross floor area (GFA) including service bays, wash tunnels and retail areas.

**Thoroughfare:** IH-10 East

**Existing Character:** None

**Proposed Changes:** None known

**Thoroughfare:** Weichold Road

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**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: NP-10 Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15) 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. OCL - Out of City Limits

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.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor. The subject property is located within the proposed Far East Community Plan area, which is an SA Tomorrow Phase 3 plan area.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. (Associated Plan Amendment PA-2024-11600022)

Denial of the requested zoning change would result in the subject properties being assigned “DR” Development Reserve District, which only permits “R-6” uses upon annexation.

**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 IH-10 East Corridor Perimeter Plan and is currently designated as “Urban Living” in the land use component of the plan. The requested “C-2” Commercial District base zoning district is not consistent with the adopted land use designations. There is an associated Plan Amendment request, which will be heard by the Planning Commission on May 22, 2024. The proposed request is to allow a

“Community Commercial” land use classification. Staff recommends Approval of the plan amendment request.

- 2. Adverse Impacts on Neighboring Lands:** The subject property is in an area transitioning from undeveloped land and open space to a more residential, commercially, and industrially developed area. There are existing industrial and commercial uses located to the east and west of the subject property along IH-10 East. Additionally, surrounding properties along IH-10 are similarly zoned for more intense commercial and industrial uses, buffering more residential and light commercial uses further from IH-10 East. Based on the existing conditions and uses of the area, the proposed “C-2 CD” Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage zoning district will not have any adverse impact on the neighboring lands. The site plan for the subject property provides increased landscape buffering (a minimum of 25 feet on the southwest perimeter, and 40 feet on the southeast perimeter greater than the required minimum of 15 feet) along the property line that abuts residential uses, as well as adding solid 8 foot fencing to further buffer the property; downward-facing lighting will also be utilized to further minimize potential impact to neighboring properties. Proposed operating hours are: Monday-Friday 7am-8pm, and Saturday 8am-5pm, and closed Sunday. Additionally, the applicant has committed to no 18-wheelers on Weichold Road, except for emergencies, Doggett will prohibit 18-wheelers from using Weichold Road. Only employees in personal vehicles will utilize Weichold Road, all trucks will utilize a driveway on the feeder road. Lastly, the building has been redesigned to be over 200 feet from the property line, the wash bay will be moved from the southern tip of the property and no speaker/PA systems will be located outside to the back of the building. The applicant will plant additional trees as necessary along the property line and there will be no liquid fuel storage on-site.
- 3. Suitability as Presently Zoned:** There is no assigned zoning to the portion of the property designated OCL, due to it being located outside of the city’s limits. Should the property be annexed, but this zoning request be denied, the property would be zoned “DR” Development Reserve which is intended to provide a temporary zoning classification for newly-annexed property until the property is rezoned by the City. The “DR” zoning district carries the same use and development regulations as the “R-6” Residential Single-Family zoning district. The portion of the property inside city limits is currently zoned “C-2” Commercial District, and “NP-10” Neighborhood Preservation District, which are appropriate zoning districts for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage zoning is also an appropriate zoning for the property and surrounding area. The zoning is consistent with the subject property’s location adjacent to a highway and in proximity to major thoroughfares and is consistent with the IH-10 East Corridor Perimeter Plan’s land use recommendation of locating more intense uses between major corridors and residential uses to act as a buffer. The increased buffering provided in the site plan will further screen adjacent residential uses from the subject property and highway.
- 4. Health, Safety and Welfare:** The proposed “C-2 CD” Commercial District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage will allow the subject property to be developed with similar uses as those within the vicinity along IH-10

East. The proposed “C-2” Commercial District and use support the goals and strategies of the IH-10 East Corridor Perimeter Plan.

5. **Public Policy:** The request does not appear to conflict with any public policy objective. The request is consistent with the IH-10 East Corridor Perimeter Plan goals and reinforces the Land Use Goal to provide for adequate buffers (landscaping berms, fences, walls, or open spaces) to mitigate adverse noise and visual impacts from non-residential uses, and adequately buffer industrial land uses from adjoining residential areas. Further, per the IH-10 East Corridor Perimeter Plan’s Land Use Plan, more intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the plan’s goals and objectives.
6. **Size of Tract:** The 35.668-acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors** None.