



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 15, 2025

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2025-10700070

**SUMMARY:**

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

**Requested Zoning:** “I-1 AHOD” General Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 15, 2025

**Case Manager:** Eradio Gomez, Zoning Senior Planner

**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:**

None.

**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: "R-6" Residential Single-Family District allows for a 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: "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:**

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 Denial with an Alternate Recommendation of "C-2 CD" Commercial District with a Conditional Use for Batching Plant.

**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 "I-1" 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. While the proposed use is consistent with the established development pattern of the surrounding area, properties are zoned "R-6" Residential Single-Family District, "MHP" Manufactured Housing Park District and "MF-18" Limited Density Multi-Family District.
  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 "I-1" General Industrial District is not appropriate. The property has an existing concrete batching plant to the east operating as a nonconforming use. The request "I-1" base zoning district would allow for more intense uses not currently present in the area. Existing mobile homes near the subject property could be negatively impacted by allowing "I-1" General Industrial uses. Therefore, staff recommends "C-2 CD" Commercial District with a Conditional Use for a Batching Plant to permit the use as it is existing to the west and limit additional uses to commercial intensity. The staff recommendation of "C-2" Commercial District will also provide a suitable transition to the homes to the east. The alternate recommendation requires a site plan.
  4. **Health, Safety and Welfare:** Staff has 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 1: Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
  - 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.