



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 28, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600053  
(Associated Zoning Case Z-2024-10700149 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan  
**Plan Adoption Date:** September 2010  
**Current Land Use Category:** “Agribusiness/RIMSE Tier”  
**Proposed Land Use Category:** “Regional Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 28, 2024  
**Case Manager:** Samantha Benavides, Zoning Planner  
**Property Owner:** Abtin & Naam, LLC  
**Applicant:** Kevin Estajlou  
**Representative:** Kevin Estajlou  
**Location:** 11211 South Highway 181  
**Legal Description:** Lot 2, Block 1, CB 4007  
**Total Acreage:** 1.8970 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Office of Historic Preservation, Planning Department, TxDOT

**Transportation**

**Thoroughfare:** South Highway 181

**Existing Character:** Collector Secondary Arterial A

**Proposed Changes:** None known

**Public Transit:** There is no public transit within walking distance of the subject property.

**Routes Served:** None

### **Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 2010

#### **Plan Goals:**

- Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- Goal LU-2: Design guidelines for on-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.
- Goal LU-5: A community that applies sustainable development patterns and principles.

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Agribusiness/RIMSE Tier”

#### **Description of Land Use Category:**

**RESIDENTIAL:** Farm Homestead. Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing.

**NON-RESIDENTIAL:** Agriculture, Light Industrial, Manufacturing, Sports & Entertainment. Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

**LOCATION:** Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Regional Center”

#### **Description of Land Use Category:**

**RESIDENTIAL:** High Density. Generally attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

**NON-RESIDENTIAL:** Regional Commercial, Office. Generally, “big box” or “power centers,” shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

**LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets

need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Agribusiness/RIMSE Tier”

**Current Land Use Classification:** Warehouse

Direction: North

**Future Land Use Classification:** OCL

**Current Land Use Classification:** OCL

Direction: East

**Future Land Use Classification:** “Agribusiness/RIMSE Tier”

**Current Land Use Classification:** Single Family Dwelling, Trucking Company

Direction: South

**Future Land Use Classification:** “Agribusiness/RIMSE Tier”, “Suburban Tier”

**Current Land Use Classification:** Vacant

Direction: West

**Future land Use Classification:** “Agribusiness/RIMSE Tier”

**Current Land Use Classification:** Convenient Store

### **ISSUE:**

None

### **FISCAL IMPACT:**

There is no fiscal impact.

### **ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed Plan Amendment from “Agribusiness/RIMSE Tier” “to “Regional Center” is requested to rezone the property to "C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for a Warehouse. The proposed “Regional Center” is appropriate for the property and the surrounding area. There are commercial uses established within the area making the requested use consistent with the neighboring properties. Though “L” Light Industrial could accommodate the request without a Plan Amendment, the applicant is requesting the “C-3NA”

base zone to further downzone the property to the warehouse use and to add the Nonalcoholic Sales Overlay.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

**The amendment will adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700149 CD**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Warehousing

Zoning Commission Hearing Date: September 3, 2024