



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2025-10700101

(Associated Plan Amendment Case PA-2025-11600037)

SUMMARY:

Current Zoning: “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District, “C-2 AHOD” Commercial Airport Hazard Overlay District, and “I-1 AHOD” General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Hime LivingTrust

Applicant: Stephen G Cook Engineering

Representative: Stephen G Cook Engineering

Location: 11230 IH 10 East

Legal Description: on 11.071 acres out of NCB 18226

Total Acreage: 11.071 acres

Notices Mailed**Owners of Property within 200 feet:** 5**Registered Neighborhood Associations within 200 feet:** None**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Randolph Air Force Base, Planning Department, Texas Department of Transportation, Public Works Department**Property Details**

Property History: The northern portion of the property was annexed into the City of San Antonio by Ordinance 62545, dated May 11, 1986, and split-zoned Temporary “R-1” Single-Family Residence District and Temporary “A” Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 2, 1989, and the northernmost portion was zoned to “B-2” Business District and the southern portion was zoned “R-A” Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion zoned “B-2” Business District converted to the current “C-2” Commercial District and the portion zoned “R-A” Residence-Agriculture District converted to the current “NP-10” Neighborhood Preservation District. The southernmost portion of the property was annexed into the City of San Antonio by Ordinance 2017-08-31-0622, dated August 31, 2017, and zoned “I-1” General Industrial District.

Code & Permitting Details:

Minor Plat - LAND-PLAT-25-11800148 – April 2025

Topography: A portion of the subject property is located within the 100 year Flood Plain.**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** OCL**Current Land Uses:** OCL**Direction:** East**Current Base Zoning:** I-1**Current Land Uses:** Trailer Dealer, Vacant, Truck Dealer**Direction:** South**Current Base Zoning:** OCL**Current Land Uses:** OCL**Direction:** West**Current Base Zoning:** C-2, I-1**Current Land Uses:** Construction Company, General Contractor**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

Existing Character: Interstate

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: N/A

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: The minimum parking requirement for industrial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-2” Commercial 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.

“NP-10” Neighborhood Preservation District 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)

“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.

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 REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 IH-10 East Perimeter Plan, adopted March 2008, and is currently designated as “Urban Living” and “Parks Open Space” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Industrial”. Staff and Planning Commission recommend Approval.
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 industrial area.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District and “C-2” Commercial District are appropriate zonings for the property and surrounding area, while the “NP-10” Neighborhood Preservation is not. Given the surrounding industrial uses, the proposed “I-1” General Industrial District is consistent with the current development pattern. The subject property fronts IH-10, an interstate that can support the intensity of the vehicle traffic. Additionally, the property is appropriately buffered from any residential properties.
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 appear to conflict with any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - 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.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.

Relevant Goals, Objectives and Action Steps of the IH-10 East Perimeter Plan may include:

- Goal 3: Compatibility of Land Uses: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

- 6. Size of Tract:** The 11.071-acre site is of sufficient size to accommodate the proposed industrial development.
- 7. Other Factors:** The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

Public Works Comments: The subject site is inundated by the FEMA effective floodplain. Improvements within this floodplain is prohibited within prior coordination with Public Works Department. Before any plats or permits are pursued it is encouraged that you reach out to PWD floodplain management division to discuss planned improvements.

TxDOT Comments: One access may be allowed onto IH Frontage. TxDOT coordination would be required.