



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 20, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

ZONING CASE Z-2024-10700002

(Associated Plan Amendment PA-2024-11600001)

**SUMMARY:**

**Current Zoning:** "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

**Requested Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 20, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Curtis Harry Mahla Revocable Trust and SA 2, Ltd

**Applicant:** JCB Texas, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 13610 State Highway 16 South

**Legal Description:** 401.426 acres out of CB 4005

**Total Acreage:** 401.426

**Notices Mailed****Owners of Property within 200 feet:** 18**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department, Planning Department, Public Works Department, TxDOT**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio as part of the Southside Study Area 3 by Ordinance 96559, dated October 10, 2002, and zoned "DR" Development Reserve District. The property was rezoned by Ordinance 98228, dated September 25, 2003, to "MI-1" Mixed Light Industrial District. The property was fully annexed with dissolution of the City South Management Authority by Ordinance 2014-01-09-0013, dated January 9, 2014.

**Code & Permitting Details:**

There is no code enforcement or permitted history for the subject property.

**Topography:** A portion of subject property is located within the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** MI-1**Current Land Uses:** Office/Oil Supply, Used Car Dealer, Construction Contractor Facility, Truck Repair Shop, Truck Rental Agency**Direction:** South**Current Base Zoning:** MI-1, MI-2**Current Land Uses:** Toyota Motor Manufacturing Plant, Vacant**Direction:** East**Current Base Zoning:** MI-1**Current Land Uses:** Warehousing, Construction Contractor Facility, Single-Family Residential, Manufacture Home Residential**Direction:** West**Current Base Zoning:** RP, MI-1, FR**Current Land Uses:** Building materials supplier, Fireworks Store, Vacant**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:**

N/A

**Transportation**

**Thoroughfare:** State Highway 16 South

**Existing Character:** Primary Arterial

**Proposed Changes:** None known

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There are no VIA transit options within walking distance.

**Traffic Impact:** \*\*The traffic generated by the proposed development has increased, exceeding the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report will be Required.

**Parking Information:****ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "MI-1" Mixed Light Industrial District encourages the development of mixed agricultural, commercial, and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

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.

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center and not within a ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 September 16, 2010, and is currently designated as “Agribusiness/RIMSE Tier” in the future land use component of the plan. The requested “I-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to " Specialized Center ". 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 surrounding area. The surrounding properties are zoned “MI-1” Mixed Industrial District.
- 3. Suitability as Presently Zoned:** The current “MI-1” Mixed Light Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-2” Heavy Industrial District is also appropriate, placed within an established industrial area. The proposed use of construction/agricultural equipment manufacturing is consistent with surrounding heavy industrial uses on adjacent properties which include vehicle manufacturing, various construction facilities, and building material suppliers.
- 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 proposed rezoning does not appear to conflict with any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - TC Goal 2: San Antonio’s transportation system supports the city’s competitiveness in the regional, national, and international economy.
  - 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 and Strategies of the Heritage South Sector Plan may include:

- TRAN-2.2 Encourage contiguous development and a street network that exceeds the minimum connectivity standard.
  - Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
  - LU-1.3 Promote nodal commercial development and community centers where various modes of transportation are accessible.
- 6. Size of Tract:** The 401.426 acre site is of sufficient size to accommodate the proposed industrial development.

7. **Other Factors:** The applicant intends to rezone the property to allow for the manufacturing of construction/agricultural equipment and related activities.

The southern portion of the subject property sits within the FEMA effective 100-year floodplain. A flood study and/or Letter of Map Change will be required at time of platting. Coordination with Public Works prior to platting is highly encouraged.

If zoning is approved, further coordination with TxDOT will be required to determine access on State Highway 16.