



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2024

In Control: Zoning Commission Meeting

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.