



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 14, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600001  
(Associated Zoning Case Z-2024-10700002)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan  
**Plan Adoption Date:** September 16, 2010  
**Current Land Use Category:** Agribusiness/RIMSE Tier  
**Proposed Land Use Category:** Specialized Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 14, 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 acres

**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

**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.

### **Comprehensive Plan**

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

**Plan Adoption Date:** September 16, 2010

#### **Plan Goals:**

- ED-2.1 Support workforce development programs for targeted industries
- 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 non-residential uses to encourage compatibility of adjacent properties

### **Comprehensive Land Use Categories**

**Land Use Category:** “Agribusiness/RIMSE (Research, Industrial, Manufacturing, Sport & Entertainment)”

#### **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.

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

### **Comprehensive Land Use Categories**

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

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

**RESIDENTIAL:** None

**NON-RESIDENTIAL:** Heavy Industrial, Business Park / Office

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

**Permitted Zoning Districts:** O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification:**

“Agribusiness/RIMSE”

#### **Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Agribusiness/RIMSE” and “Specialized Center”

**Current Land Use Classification:**

Office/Oil Supply, Used Car Dealer, Construction Contractor Facility, Truck Repair Shop, Truck Rental Agency

Direction: East

**Future Land Use Classification:**

“Agribusiness/RIMSE”

**Current Land Use Classification:**

Warehousing, Construction Contractor Facility, Single-Family Residential, Manufacture Home Residential

Direction: South

**Future Land Use Classification:**

“Agribusiness/RIMSE” and “Specialized Center”

**Current Land Use Classification:**

Toyota Motor Manufacturing Plant, Vacant

Direction: West

**Future Land Use Classification:**

“Agribusiness/RIMSE”

**Current Land Use Classification:**

Building materials supplier, Fireworks Store, Vacant

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**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.

**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” to “Specialized Center” is requested to rezone the property to “I-2” Heavy Industrial District. While the current land use designation is appropriate for the property and surrounding area, the proposed “Specialized Center” is also appropriate. The land use category can be found in proximity to the subject property and is

assigned to higher intense industrial properties that are placed and sized similarly to the subject property.

**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 not 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-2024-10700002**

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

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

Zoning Commission Hearing Date: February 20, 2024