



City of San Antonio

Agenda Memorandum

Agenda Date: April 4, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700040

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 4, 2023

Case Manager: Ann Benavidez, Planner

Property Owner: John Joyce

Applicant: James Eckart

Representative: James Eckart

Location: 10735 Old Corpus Christi Highway

Legal Description: 2.765 acres out of CB 4007

Total Acreage: 2.765 acres

Notices Mailed**Owners of Property within 200 feet:** 9**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Texas Department of Transportation and Planning Department**Property Details****Property History:** The subject property was annexed into the City of San Antonio by Ordinance 201401090001 dated January 8, 2014 and was zoned as the current "C-2" Commercial District.**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "C-2" "UZROW"**Current Land Uses:** Highway 181, Exon**Direction:** South**Current Base Zoning:** "I-2"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "L" "PUD"**Current Land Uses:** Vacant, Auto-Body Shop**Direction:** West**Current Base Zoning:** "C-2"**Current Land Uses:** 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:

NA.

Transportation**Existing Character:** Local Street**Proposed Changes:** None Known**Thoroughfare:** Highway 181**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known

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

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for drug manufacturing is 1 parking space per 1,500 square feet of gross floor area. The minimum parking requirement for food manufacturing is 1 parking space per 1,500 square feet of gross floor area. The minimum parking requirement for sand or gravel- storage and sales is 1 parking space per 600 square feet of gross floor area. The minimum parking requirement for office warehousing is 1 space per 2,000 square feet of gross floor area.

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.

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:

The subject property is not located within a Regional Center or within a ½ mile of 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 Heritage South Sector Plan and is currently designated as "Agribusiness/ RIMSE (Research, Industrial, Manufacturing, Sport &

Entertainment) Tier” in the future land use component of the plan. The requested “I-1” base zoning district is consistent with the future land use designation.

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 property abuts a secondary arterial and there are industrial zoning designations found in close proximity to the subject property, with corresponding intensities ranging from light to heavy.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is also appropriate. The property is placed appropriately for the more intense uses permitted by the “I-1” base zoning district. There is “L” Light Industrial and “I-2” Heavy Industrial to the south of the subject site.
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 not appear to conflict with any public policy objectives of the Heritage South Sector Plan:
 - Goal LU-1- Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
6. **Size of Tract:** The subject property is 2.765 acres, which can reasonably accommodate the proposed industrial uses.
7. **Other Factors:** The applicant is rezoning to “I-1”, for several development options: office warehousing, light manufacturing, food or drug manufacturing, and sand and gravel- sales and storage.