



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 5, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**  
ZONING CASE Z-2021-10700230

**SUMMARY:**

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

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 5, 2021

**Case Manager:** Forrest Wilson, Planner

**Property Owner:** Investment Properties, Ltd.

**Applicant:** Investment Properties, Ltd.

**Representative:** Tom Rademacher

**Location:** 7860 Mainland Drive

**Legal Description:** Lot 2, Block 5, NCB 18575

**Total Acreage:** 0.6703

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 66020, dated December 30, 1987 and zoned Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 66445, dated January 21, 1988 to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Fitness Center, Office

**Direction:** East

**Current Base Zoning:** "L" and "I-1"

**Current Land Uses:** Auto Repair

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Auto Glass and Electronics

**Direction:** West

**Current Base Zoning:** "C-3" and "I-1"

**Current Land Uses:** Home Services Repair Shop

**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:** Mainland Drive  
**Existing Character:** None  
**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the property

**Traffic Impact:** A TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements. ROW dedication and improvement may be required along San Marino and Mainland.

**Parking Information:**

Fitness Studio: The minimum parking requirement is 1 space per 500 sf GFA.

Auto Repair: The minimum parking requirement is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.

**ISSUE:**

None

**ALTERNATIVES:**

**Current Zoning:** The “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:** The “L” Light Industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center or the 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 Northwest Community Plan and is currently designated as Light Industrial in the future land use component of the plan. The requested "L" Light Industrial 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. Surrounding properties are "L" Light Industrial and "I-1" General Industrial".
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The requested "L" Light Industrial District is also appropriate as it is consistent with the current land use and is a less intense than the existing "I-1" zoning category. Additionally, the rezoning to "L" Light Industrial will allow for the operation of the existing Fitness Facility and Auto Repair shop.
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 change of zoning does not appear to conflict with the following goals and strategies of the Northwest Community Plan. Land Use and Zoning Goal-I: Encourage neighborhood-friendly business development. Strategies-1: Promote more businesses to be with neighborhood scale Goal-2: Encourage commercial development at nodes.
6. **Size of Tract:** The 0.6703 acre site is of sufficient size to accommodate light industrial uses and the proposed Fitness Facility and Auto and Light Truck Repair.
7. **Other Factors** The applicant is rezoning to allow for the existing use of the property as a Fitness Facility for karate and Auto and Light Truck Repair.