



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 18, 2022

**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-2021-10700327

**SUMMARY:**

**Current Zoning:** "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Fairgrounds

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 18, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** Jarco Holdings LP

**Applicant:** Jose C. Regalado

**Representative:** Daniel Guzman

**Location:** 13455 State Highway 16 South

**Legal Description:** 11.15 acres out of Lot P-36D (Lot Tract 12), CB 4295

**Total Acreage:** 11.15 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** NA  
**Applicable Agencies:** NA

**Property Details**

**Property History:**

The subject property was annexed into the City of San Antonio by Ordinance 4745, dated March 8, 1947 and originally zoned "DR" Development Reserve. The property rezoned by Ordinance 98502, dated December 4, 2003, from "DR" Development Reserve to "MI-1" Mixed Light Industrial District. The property rezoned to "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for a Fairground by Ordinance 2014-01-09-0006, dated January 9, 2014.

**Topography:** A portion of subject property is located with the 100 Year Flood Plain and Leon Creek Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MI-1S, OCL

**Current Land Uses:** Empty Land

**Direction:** South

**Current Base Zoning:** FR

**Current Land Uses:** Empty Land, Firework Store

**Direction:** East

**Current Base Zoning:** UZROW, MI-1

**Current Land Uses:** UZROW, Empty Land

**Direction:** West

**Current Base Zoning:** MI-1

**Current Land Uses:** Empty Land

**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:** Highway 16

**Existing Character:** Super Arterial B

**Proposed Changes:** None

**Public Transit:** The subject property is not within proximity to any VIA bus routes.

**Traffic Impact:** HWY 16 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. TIA review will be revisited at time of building permit and/or plat (site plan will be required).

**Parking Information:** The minimum parking requirement is 1 per 1,500 sf GFA.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “MI-1” Mixed Light Industrial Districts encourage 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.

The “S” Specific Use Authorization allow for Fairgrounds.

**Proposed Zoning:** “I-1” General Industrial Districts accommodate 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 within proximity to a premium transit corridor and is within proximity to a regional center.

**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 Tier” in the future land use component of the plan. The requested “I-1” General 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. Surrounding properties are primarily “MI-1” Mixed Industrial and “FR” Farm Ranch.

- 3. Suitability as Presently Zoned:** The existing “MI-1” Light Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is appropriate zoning for the property and surrounding area. It allows development of an industrial use in a rural area on vacant land away residential and general retail and commercial uses.
- 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 appear to conflict with public policy objectives of the Heritage South Sector Plan.

Relevant Goals and Policies of the Heritage South Sector Plan may include:

  - LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
  - LU-5: A community that applies sustainable development patterns and principles.
- 6. Size of Tract:** The 11.15-acre site is of sufficient size to accommodate the proposed industrial uses and development.
- 7. Other Factors:** The applicant seeks to develop a concrete batch plant with offices at the subject property.