



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700044

SUMMARY:

Current Zoning: “C-2” Commercial District and “C-2 AHOD” Commercial Airport Hazard Overlay District

Requested Zoning: “MXD” Mixed Use District with a maximum density of twenty-five (25) units per acre and “MXD AHOD” Mixed Use Airport Hazard Overlay District with a maximum density of twenty-five (25) units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025. This item was continued from the May 6, 2025 hearing.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: 2020 FI Nabors, LLC by Hunter Powell

Applicant: 2020 FI Nabors LLC by Hunter Powell

Representative: Brown & McDonald, PLLC

Location: 11625 Old Corpus Christi Road

Legal Description: Lot P-146 and Lot P-312, CB 4007

Total Acreage: 153.197 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, TxDOT, Public Works

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2016-06-16-0478, dated June 16, 2016 and rezoned by Ordinance 2016-06-16-0492, dated June 16, 2016, to "I-2" Heavy Industrial District. The property was rezoned by Ordinance 2020-08-06-0491, dated August 6, 2020, to "MXD" Mixed Use District. The property was rezoned by Ordinance 2024-02-15-0109, dated February 15, 2024, to the current "C-2" Commercial District.

Code & Permitting Details:

There is no code enforcement of permitting history for the subject property.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1," "I-2," "L"

Current Land Uses: Car Dealer, Landscaper, Mechanic, Car Repair and Maintenance, Auto Body Shop

Direction: South

Current Base Zoning: "MXD," "FR"

Current Land Uses: Construction Facility, Vacant Land

Direction: East

Current Base Zoning: "FR," "NP-15," "C-2"

Current Land Uses: Vacant Land, Church, Preschool, Road Construction Company

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Interstate Highway 37

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:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Old Corpus Christi Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Donop Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: IH 37

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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

Parking Information: The parking requirements for commercial and residential uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

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: “MXD” Mixed Use Districts provide a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is not within ½ a mile from 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, adopted September 2010, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MXD” 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 “FR” Farm and Ranch District, “MXD” Mixed Use District, “NP-15” Neighborhood Preservation District, “C-2” Commercial District, “L” Light Industrial District, “I-1” General Industrial District, and “I-2” Heavy Industrial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed Use District with a maximum density of twenty-five (25) units per acre is also appropriate. The subject property is located within proximity to existing residential, commercial, and industrial base zoning districts. The request for mixed use zoning would complement the surrounding established 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 not appear to conflict with any public policy. Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - **Goal HOU-1:** An array of housing choices throughout the area with an appropriate mix of densities and housing types.
 - **Goal HOU-2:** Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
6. **Size of Tract:** The 153.197-acre site is of sufficient size to accommodate the proposed commercial and residential development.
7. **Other Factors:** The change of zoning request is to allow “R-4” Residential Single-Family, “MF-25” Limited Density Multi-Family, and “C-2” Commercial zoning and permitted uses.

The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 15 acres, there could potentially be development of 375 units. The applicant is proposing development of 375 units.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses.

Per TxDOT, no access points may be allowed onto IH 37.

A portion of the property is located within the FEMA 100-year floodplain. Any improvements within this floodplain will require coordination prior to construction with Public Works Department. Please coordinate prior to any plat or permit submittals to the City of San Antonio.