



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2023-10700377

SUMMARY:

Current Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry

Requested Zoning: "ED AHOD" Entertainment District Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2024

Case Manager: Vincent Trevino; Senior Zoning Planner

Property Owner: Plant Asset Venture B, LP c/o Plant Asset Venture B GP, LLC c/o Lloyd A. Denton

Applicant: Plant Asset Venture B, LP c/o Plant Asset Venture B GP, LLC c/o Lloyd A. Denton

Representative: Brown & McDonald, PLLC c/o MiaMarie Pugh

Location: 10440 Wurzbach Parkway

Legal Description: 3.343 acres out of NCB 14945

Total Acreage: 3.343

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Aviation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 39443, dated May 26, 1971 and zoned Temporary "R-1" Single Family Residential District. The property was rezoned by Ordinance 44911, dated February 13, 1975 to "I-2" SUP Heavy Industrial District Special Use Permit for Manufacturing of Cement. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-2 S" SUP Heavy Industrial District Special Use Permit for Manufacturing of Cement District converted to the current "I-2 S" Heavy Industrial District Special Use with Specific Use Authorization for Quarry.

Code & Permitting Details:

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

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: UZROW

Current Land Uses: UZROW

Direction: South

Current Base Zoning: "ED"

Current Land Uses: Entertainment District

Direction: East

Current Base Zoning: "ED"

Current Land Uses: Entertainment District

Direction: West

Current Base Zoning: "ED"

Current Land Uses: Entertainment District

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:

N/A

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Principal Super Arterial A

Proposed Changes: None Known

Thoroughfare: Tool Yard

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any Additional traffic requirements will be reviewed at the build permit phase of the project.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-2 S" Heavy Industrial allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

The "S" Specific Use Authorization is currently for a Quarry use.

Proposed Zoning: "ED" Entertainment Districts allow mixed uses and include as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the NE I-35 and Loop 410 Regional Center and within ½ a mile from the Austin Highway Metro Premium Plus 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 NE I-35 and Loop 410 Area Regional Center Plan, adopted in September 2022, and is currently designated as Regional Mixed Use in the future land use component of the plan. The requested “ED” 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/ is not consistent with the established development pattern of the surrounding area. The surrounding zoning consists of “ED” Entertainment District, “MF-33” Multi-Family District and “I-2” Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing "I-2" Heavy Industrial is an not an appropriate zoning for the property and surrounding area. The intensity of heavy industrial has decreased in the area and the proposed “ED” Entertainment District is more appropriate and aligns and creates continuity of zoning in the area. The rezoning will allow for mixed use development.
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.

Relevant Goals of the NE I-35 and Loop 410 Area Regional Center Plan include:

Goal 1: Encourage economic development and business diversity that nurture positive community identity.

Goal 2: Promote community well-being and safety.

6. **Size of Tract:** The 3.343 acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** This “ED” rezoning proposes multi-family development and uses consistent with the existing and surrounding “ED” zoning and uses.