



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700365

SUMMARY:

Current Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District and "MXD" Mixed Use District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 16, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: 2020 FI Nabors, LLC

Applicant: 2020 FI Nabors, LLC

Representative: Brown & McDonald, PLLC

Location: 11625 Old Corpus Christi Highway

Legal Description: 97.424 acres out of CB 4007

Total Acreage: 97.424 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200'.

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

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

Code & Permitting Details:

There are no code or permitting details for the subject property.

Topography: A portion of the property is within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Vacant, Warehouse

Direction: South

Current Base Zoning: "FR"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "I-1", "L" "OCL" "NP-15" "C-2"

Current Land Uses: Residential Dwelling, Preschool, Church, Vacant

Direction: West

Current Base Zoning: "C-2" "MXD"

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:

No special district information.

Transportation

Thoroughfare: Donop Road
Existing Character: Local road
Proposed Changes: None Known

Thoroughfare: Old Corpus Christi Highway
Existing Character: Local road
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 an Office Call Center, Office Data Processing & Management, Record Storage Facility is 1 parking space per 300 square feet of gross floor area, plus 1 space for every 5,000 square feet of gross floor area dedicated to storage or data equipment.

ISSUE:
None.

ALTERNATIVES:
Current Zoning: To provide a concentrated mix of residential, retail, service, and office uses.

Proposed Zoning: C-2 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.

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, adopted September 16, 2010, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2” 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. Properties in the area are zoned “L” Light Industrial, “I-1” General Industrial, and “C-2” Commercial.
3. **Suitability as Presently Zoned:** The current “MXD” Mixed Use District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate and is proposed so the subject property can accommodate a data center. The property is placed and sized to appropriately accommodate the proposed development. The proposed data center is aligned with the existing development pattern. While there are some residential properties proximate to the subject area, the majority of the surrounding properties accommodate commercial and industrial 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 objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - JEC Goal 3: San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
 - Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments
6. **Size of Tract:** The subject property is 97.424 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to develop a data center on the property.

The eastern and southeastern portion of the subject site inundated by the FEMA 100-year floodplain. A flood study and/or Letter of Map Change will be required at time of platting. Although, not in the mandatory detention area, detention or mitigation may be warranted due

to the lack of infrastructure within Donop Road immediately downstream of the subject site. Coordination with Public Works prior to platting is highly encouraged.