



City of San Antonio

Agenda Memorandum

Agenda Date: September 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700172

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: 2020 FI Nabors LLC

Applicant: Brown & Ortiz, PC

Representative: Brown & Ortiz, PC

Location: Generally located in the 12000 Block of Donop Road

Legal Description: 55.762 acres out of CB 4007

Total Acreage: 55.762

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 20160160478, dated June 15, 2016 and zoned “I-2” Heavy Industrial District. The property was rezoned by Ordinance 2020-08-06-0491, dated August 6, 2020 to “MXD” Mixed use 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: Industrial Warehouse

Direction: South

Current Base Zoning: MXD, FR, I-1

Current Land Uses: Industrial, Oil Company, Steel Company

Direction: East

Current Base Zoning: MXD, C-2, NP-15

Current Land Uses: Vacant, Church, Residential Dwelling

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Interstate 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: Donop Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Interstate 37
Existing Character: Interstate
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be required.

Parking Information: The minimum parking requirement for Office Call Center, Office Data Processing and Management, Record Storage Facility is 1 parking space per 300 sq of GFA of Office Space plus 1 space for every 5,000 sf of GFA dedicated to Storage or Data Equipment.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MXD" Mixed Use District exist to provide a concentrated mix of residential, retail, service, and office uses.

Proposed 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Far South Regional Center but is not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 "Mixed Use" 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 with the established development pattern of the surrounding area. The neighboring lands are largely undeveloped or comprised of high intensity commercial or industrial uses.
- 3. Suitability as Presently Zoned:** The existing “MXD” District is an appropriate zoning for the property and surrounding area that allows multiple uses for a largely undeveloped property on the periphery of the city limits. The proposed “C-2” Commercial District is also appropriate zoning for the property and surrounding areas as many nearby properties are developed with commercial uses. The “C-2” Commercial zoning is also appropriate along the heavily traveled Interstate 37 Corridor.
- 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 of the Heritage South Sector Plan.
 - Goal ED-6: Market Heritage South as a business friendly environment
 - o ED-6.1: Create a brand for Heritage South building on the vision for the area
 - o ED-6.3: Promote low impact industry, high and biotechnologies, and international trade
- 6. Size of Tract:** The 55.762 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The applicant is rezoning to develop a data center.