



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 18, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

ZONING CASE Z-2023-10700070

(Associated Plan Amendment PA-2023-11600018)

**SUMMARY:**

**Current Zoning:** "R-5" Residential Single-Family District

**Requested Zoning:** "I-2" Heavy Industrial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 18, 2023

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** City of San Antonio - San Antonio Water System

**Applicant:** Merit Commercial Real Estate

**Representative:** Ortiz McKnight PLLC

**Location:** 16795 South United States Highway 281

**Legal Description:** 108.318 acres out of CB 4006

**Total Acreage:** 108.318

**Notices Mailed****Owners of Property within 200 feet:** 3**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department, Texas Department of Transportation**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 101605, dated January 4, 2006. The property was zoned by Ordinance 98492, dated December 4, 2003, to “FR” Farm and Ranch District. The property was rezoned by Ordinance 2015-10-15-0884, dated October 15, 2015, to the current “R-5” Residential Single-Family 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-2**Current Land Uses:** Heavy Equipment and Truck Manufacturing Plant**Direction:** South**Current Base Zoning:** I-2 and FR**Current Land Uses:** Farm Sales and Event Venue**Direction:** East**Current Base Zoning:** OCL**Current Land Uses:** Learning Center and Industrial Complexes**Direction:** West**Current Base Zoning:** I-2 and R-5**Current Land Uses:** Vacant**Overlay District Information:**

N/A

**Special District Information:**

N/A

**Transportation:****Thoroughfare:** South US Highway 281**Existing Character:** Interstate**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes 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 General Industrial is 1 space per 1500 sqft GFA

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-5" Residential Single-Family District allows single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: The "I-2" Heavy Industrial district 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.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not located within a half mile of a Premium Transit Corridor or within a Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, with Plan Amendment.

**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 "Suburban Tier" in the future land use component of the plan. The requested "I-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Specialized Center". Staff and Planning Commission recommend Approval.
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. Property to the north of the west and north of the subject site is zone "I-2" Heavy Industrial.

3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The requested “I-2” Heavy Industrial District is an appropriate zoning for the property and surrounding area as it will create consolidate and create consistency with surrounding zoning. The change of zoning allows the development of industrial uses in an established industrial area. It would also prevent future housing developments in the area, which would be an unsuitable location for residential development with already existing heavy and high intensity industrial uses in the area.
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 UTI-1 Utility policies that support land use policies
  - Goal ED-6 Market Heritage South as a business-friendly environment
  - Goal NR-1 Preserve Medina and San Antonio Rivers, and continue to support linear parks
  - Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
6. **Size of Tract:** The 108.318 acre site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** Per the Texas Department of Transportation, if the rezoning is approved, coordination with TxDOT would be needed to determine driveway access.

The applicant intends to conduct industrial uses related to San Antonio Water System functions.