



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

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 “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: 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 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 consistency in the nearby zoning. The request allows for the development of Industrial uses in an already largely industrial area. The request also prevents the development of houses in an unsuitable location due to the neighboring Industrial Zoning, which would not make an appropriate transition to this nature of use.

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. 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.