



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700342 S

SUMMARY:
Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: David Friesenhahn

Applicant: ArchComm, LLC

Representative: ArchComm, LLC

Location: 1322 Mauermann Road

Legal Description: 0.1859 acres out of NCB 4005

Total Acreage: 0.1859 acres

Notices Mailed**Owners of Property within 200 feet:** 8**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200'**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was subject to a limited purpose annexation agreement by Ordinance 96559 dated October 10, 2002, and was designated "DR" Development Reserve District. The property was rezoned by Ordinance 98228 dated September 25, 2003, to "MI-1" Mixed Light Industry District and was fully annexed into the City of San Antonio by Ordinance 101605 dated January 4, 2006.

Code & Permitting Details:

Minor Commercial Plans Application (COM-PRJ-APP23-39802651)- November 2023

No code information for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "MI-1"**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** "MI-1"**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** "MI-1"**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** "MI-1"**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: Mauermann Road

Existing Character: Local Street

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 wireless communications systems are 1 parking space per employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MI-1” Mixed Light Industrial District encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

Proposed Zoning: “MI-1 S” Mixed Light Industrial District encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

If approved, the “S” Specific Use Authorization would be for a wireless communications tower.

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 Metro 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 2010, and is currently designated as “Agribusiness/RIMSE Tier” in the future land

use component of the plan. The requested “MI-1 S” 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.
3. **Suitability as Presently Zoned:** The current “MI-1” Mixed Light Industrial District is an appropriate zoning for the property and surrounding area. The proposed “MI-1 S” Mixed Light Industrial District with a Specific Use Authorization for a Wireless Communication Tower is also appropriate. The property is in an underdeveloped industrial area, with a large lot rural development pattern. The subject area will keep the “MI-1” base zoning, and the “S” will allow for the development of a wireless tower with a prescribed site plan that will regulate placement and height.
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 Arena District / Eastside Community Plan:
 - UTI-1 Utility policies that support land use policies
 - 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 subject property is 0.1859 Acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “MI-1” to allow for the development of a wireless communications tower.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.