



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2024-10700190

SUMMARY:

Current Zoning: “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “I-1 MLOD-2 MLR-1 AHOD” General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2024.

Case Manager: Eradio Gomez

Property Owner: Erwin Reeh c/o Benjamin Bendele

Applicant: Mint Development c/o Ricardo Turrubiates

Representative: Ricardo Turrubiates

Location: 9233 New Laredo Highway

Legal Description: Lot P-62A, NCB 15613

Total Acreage: 38.2339

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland AFB, Planning Department, TxDot

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 81105, dated December 30, 1994, and zoned "R-A" Residential Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into "NP-10" Neighborhood Preservation 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: "NP-10"

Current Land Uses: Athletics Fields

Direction: South

Current Base Zoning: "I-1 S", "C-3R", "NP-10"

Current Land Uses: Building Materials, Auto Salvage, Truck Repair

Direction: East

Current Base Zoning: "C-3R", "NP-10"

Current Land Uses: Vacant Land, Auto Salvage

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwellings, Vacant Land

Overlay District Information:

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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:

None

Transportation

Thoroughfare: Quintana Road

Existing Character: Minor

Proposed Changes: None

Thoroughfare: New Laredo Highway

Existing Character: Principal, Secondary Arterial A

Proposed Changes: None

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

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

Thoroughfare: Quintana Road

Existing Character: Minor

Proposed Changes: None

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ISSUE:

None.

ALTERNATIVES:

Current Zoning: Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is not within ½ a mile from 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 West/Southwest Sector Plan, adopted in 2011, and is currently designated as Agribusiness Tier in the future land use component of the plan. The requested “I-1” General Industrial District 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 existing “NP-10” Neighborhood Preservation District, is an appropriate zoning districts for the property and surrounding area. The proposed “I-1” General Industrial District is also appropriate. The request to rezone is to allow for development of a warehouse. Given the existing industrial uses abutting the property to the south, the proposed general industrial zoning would be in line with the existing character of the surround area. Additionally, the subject property is situated away from residential uses, offering appropriate buffer between 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 objective. Relevant Goals and Policies of the Comprehensive Plan may include: - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods. - H P30: Ensure infill development is compatible with existing neighborhoods. Relevant Goals and Policies of the West/Southwest Sector Plan may include: - Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities. - ED-1.1: Locate business offices near existing residential areas within the Sector. - Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods. - Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
6. **Size of Tract:** The 38.2339 acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request. The proposed rezoning is seeking to develop a warehouse for commercial use.