



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2024-10700074 (Associated Plan Amendment PA-2024-11600026)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Joann B. Rossow, Diann Phillips and Johnny Becker

Applicant: American Builders & Contractors Supply Co., Inc

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 7580 Grissom Road

Legal Description: Lot P-193, NCB 18049

Total Acreage: 13.33 acres

Notices Mailed**Owners of Property within 200 feet:** 13**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** Lackland, Planning Department, Public Works Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 61624 dated December 30, 1985, and zoned Temporary "R-1" Single-Family Residence District. The eastern portion of the subject property was then rezoned to "I-1" Light Industry District by Ordinance 66955 dated April 14, 1988. The western portion of the subject property was rezoned to "B-3" Business District by Ordinance 68906, dated February 23, 1989. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the eastern portion zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District, the southern portion of the subject property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District, and the western portion of the subject property zoned "B-3" Business District converted to the current "C-3" Business District.

Code & Permitting Details:

There are no code or permitting details 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:** "C-2 CD", "C-2NA CD"**Current Land Uses:** Office Warehouse, Storage**Direction:** East**Current Base Zoning:** "R-6", "I-2 S"**Current Land Uses:** Paper Recycle Plant. Residential dwelling units**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** "I-1", "R-6"**Current Land Uses:** Office Warehouse, Material Storage**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:

None

Transportation

Thoroughfare: Grissom Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Public Transit: Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

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 most industrial uses is 1 parking space per 1,500 sq/ft of gross floor area. The maximum parking requirement is 1 parking space per 300 sq/ft of gross floor area.

Thoroughfare: Grissom Road

Existing Character: Principal Secondary Arterial A

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ISSUE:

None

ALTERNATIVES:

Current Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-

510 of the Unified Development Code. 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. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

"I-1" 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.

"R-6" Residential Single-Family District allows for a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

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:

The subject property is not located within a Regional Center but is within a ½ mile of the Huebner – Grissom 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 West/Southwest Sector Plan, adopted April 2011, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “I-1” base zoning district is not 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. Surrounding

zoning includes “C-2NA” Commercial Nonalcoholic Sales, “I-1” General Industrial, “I-2” Heavy Industrial District.

3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is appropriate. The property fronts a primary arterial and is placed and sized to adequately accommodate the proposed development. Additionally, rezoning the property to the “I-1” zone would provide zone uniformity in the area, further defining the industrial and commercial corridor along Grissom Road.
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 Objectives from the Comprehensive Plan may include: - GCF Goal 2 Priority growth areas attract jobs and residents. - GCF Goal 5 Growth and city form support improved livability in existing and future neighborhoods. - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses. - Relevant Goals and Policies of the West/Southwest Sector plan: - Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities. - Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods. - Goal LU-1.2 Limit the encroachment of residential uses into established agricultural and industrial areas when the establishment of new residential uses would interfere with the operation of existing or planned agricultural or industrial uses.
 - GCF Goal 5 Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city’s natural resources, water supply, water quality, surface waterways and air quality.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals and Policies of the West/Southwest Sector plan:

- Goal, LU-1: Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.
- LU-1.3: Ensure that high density/intensity land uses are buffered and screened to reduce the impact on lower density/ intensity land uses that are nearby.
- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

6. **Size of Tract:** The subject property is 13.33 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “I-1” General Industrial in order to uniformly zone the subject property. The subject site is inundated by the FEMA effective 100-year floodplain. The DFIRM 2.0 or Best Available Models (BAM) shows the 100-year updated floodplain encroaches further onto the property. A flood study will be required if any new structures are proposed on the property. Any grading will result in a Letter of Map Change will be required at time of platting or permitting Any work in the rear of the property will require a floodplain development permit. Coordination with Public Works prior to platting is highly encouraged.

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In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.