



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 17, 2024

**In Control:** Zoning Commission Meeting

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**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, Zoning Senior Planner

**Property Owner:** Erwin Reeh

**Applicant:** Mint Development

**Representative:** Ricardo Turrubiates

**Location:** 9233 New Laredo Highway

**Legal Description:** Lot P-62A, NCB 15613

**Total Acreage:** 38.2339 Acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** N/A

**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.

### **Code & Permitting Details:**

There is no code enforcement of permitting history for the subject property.

**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.

**Routes Served:** None

**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 industrial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "NP-10" Neighborhood Preservation District 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: "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.

**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. Surrounding Properties include “I-1” General Industrial District and “C-3” General Commercial District.
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 surrounding area. Additionally, the subject property is situated away from residential uses, separated by railroad tracks which offers 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.
  - 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.

As per TxDOT, two access points may be allowed onto SL 353 (New Laredo Highway). TxDOT coordination would be required.