



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**  
ZONING CASE Z-2023-10700279

**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:** November 7, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Kamd Partners LLC

**Applicant:** Bain Median Bain, Inc

**Representative:** Primitivo Araujo, Jr.

**Location:** Generally located in the 9600 block of South IH-35

**Legal Description:** Lot P-51B, NCB 14567

**Total Acreage:** 12.00

**Notices Mailed****Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Lackland Air Force Base, 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 Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 82683, dated August 24, 1995, to "RA" Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "RA" Residence-Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

**Code & Permitting Details:**

There is no code enforcement or 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:** C-3R**Current Land Uses:** Auto Parts Recycler and Salvage Yard**Direction:** East**Current Base Zoning:** NP-10**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** C-2**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** L and C-3R**Current Land Uses:** Auto Parts Recycler and Salvage Yard**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:** Interstate Highway 35

**Existing Character:** Interstate

**Proposed Changes:** None known.

**Thoroughfare:** Cassin Drive

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is no public transportation 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 minimum parking requirement for an auto and light truck repair is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. The maximum parking requirement for an auto and light truck repair is 1 space per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay. The minimum parking requirement for auto and light truck auction is 1 space per 500 sf GFA of sales and service building. The maximum parking requirement for auto and light truck auction is 1 space per 375 sf GFA of sales and service building. There is no minimum or maximum parking requirement for auto storage.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "NP-10" Neighborhood Preservation 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:**

The subject property is not located within a Regional Center and 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, April 21, 2011, and is currently designated as "Agribusiness Tier" in the future land use component of the plan. The requested "I-1" 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. Property to the south of the subject site is zone "L" Light Industrial and other surrounding properties are "C-3R" General Commercial Restrictive Alcoholic Sales.
3. **Suitability as Presently Zoned:** The existing "NP-10" Neighborhood Preservation District is not an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is an appropriate zoning. The surrounding area is primarily used for industrial and more intense commercial uses, and the residential uses that are permitted in the "NP-10" base zoning would be inconsistent and cause potential adverse impacts. Comparable uses established on surrounding properties include auto parts retail, auto sales, warehousing, and auto and light truck repair. The proposed "I-1" base zoning would permit industrial and commercial uses more compatible with the surrounding area.
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.

Relevant Goals and Policies of the Comprehensive Plan may include:

- 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 Strategies of the West/SW 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.

- ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
- LU-3.1: Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan.

6. **Size of Tract:** The 12.00 acre site is of sufficient size to accommodate the proposed industrial 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.