



City of San Antonio

Agenda Memorandum

Agenda Date: January 21, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700311

(Associated Plan Amendment Case PA-2024-11600096)

SUMMARY:

Current Zoning: "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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: January 21, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Quintana Rail Park, LLC

Applicant: Waeltz & Prete, Inc.

Representative: Waeltz & Prete, Inc.

Location: 13976 Quintana Road

Legal Description: Lot TR-A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976

Total Acreage: 120.578

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Southwest Community Association

City-Wide Community Organizations: T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, and Lifeline Overeaters Anonymous Community Organizations

Applicable Agencies: Parks and Recreation, Lackland Air Force Base, Planning Department, Public Works Department

Property Details

Property History: A portion of the property was annexed into the of City of San Antonio by Ordinance 33954, dated January 19, 1966, and zoned "R-A" Residential-Agriculture District. The remainder of the property was annexed into the City of San Antonio by Ordinance 41419, dated December 25, 1972, and zoned Temporary "R-1" Residential Single-Family. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the portion of the property zoned "R-A" Residential-Agriculture District converted to the current "NP-10" Neighborhood Preservation District and the portion zoned Temporary "R-1" Residential Single-Family District converted to the current "R-6" Residential Single-Family District.

Code & Permitting History:

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

Topography: The western and southern portions of the subject property are located within the 100 Year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10, R-6

Current Land Uses: Vacant

Direction: South

Current Base Zoning: I-2 S for a Rendering Plant, I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: I-2 S for a Tannery, I-1, NP-10

Current Land Uses: Vacant

Direction: West

Current Base Zoning: I-1, R-6

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: Quintana Road

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: N/A

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for industrial uses can be found in the Unified Development Code, 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)

"R-6" Residential Single-Family District allows for 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: "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 or within ½ a mile of 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 United Southwest Communities Plan, adopted August 2005, and is currently designated as “Agricultural” 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. The applicant has requested a Plan Amendment to “Light Industrial”. Staff recommends Approval. Planning Commission recommendation pending the January 22, 2025, hearing.
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 are “I-1” General Industrial District and “I-2” Heavy Industrial District.
3. **Suitability as Presently Zoned:** The existing “NP-10” Neighborhood Preservation District “R-6” Residential Single-Family District are not appropriate zonings for the property and surrounding area. The proposed “I-1” General Industrial District is an appropriate zoning. The subject property abuts industrial properties and fronts a railway. Additionally, a significant portion of the property is located within the 100 Year Floodplain, making development with the current residential zoning more difficult.
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 public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center’s unique assets.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

Relevant Goals and Policies of the United Southwest Communities Plan may include:

- Goal 1—Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

6. **Size of Tract:** The subject property is 120.578 acres, which can reasonably 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.

Comments from Public Works Department: The west and southern portions of the subject site is inundated by the FEMA effective floodplain as well as the draft DFIRM updated floodplain that appears to encroach more into the proposed development. It is encouraged that the owner/developer coordinate with Public Works before submitting for permitting to understand what is needed as it pertains to the floodplain.