



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2024-10700276 S

(Associated Plan Amendment PA-2024-11600099)

SUMMARY:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Caleb Brett USA INC

Applicant: HOLT Renewables, LLC

Representative: HOLT Renewables, LLC

Location: 4950 Callaghan Road

Legal Description: 3.110 acres out of NCB 11556

Total Acreage: 3.110 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Ingram Hills and Thunderbird Hills Neighborhood Associations

City-Wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Office of Historic Preservation, Lackland AFB, Planning Department, Public Works Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 41266, dated September 28, 1972, to "B-2" Business District and "R-3" Multiple-Family Residence District. A portion of the property was rezoned by Ordinance 47492, dated December 16, 1976, from "R-3" Multiple-Family Residence District to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Code & Permitting Details:

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

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3", "I-1", "R-5"

Current Land Uses: Warehouse, Outside Storage, Parking Lot

Direction: East

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

Current Land Uses: Air Conditioning Contractor, Assisted Living Facility

Direction: South

Current Base Zoning: "R-20"

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "C-2NA", "C-3", "R-20"

Current Land Uses: Oversized Vehicle Storage, Auto Repair Shop, Single-Family Dwellings

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:

N/A

Transportation

Thoroughfare: Callaghan Road

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 88, 288

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 utility use is 1 space per service employee.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3" General Commercial 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.

Proposed Zoning: "C-2 S" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "S" Specific Use is for a Solar Farm.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center but is within ½ a mile from the Bandera Metro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 Ingram Hills Neighborhood Plan, adopted in 2009, and is currently designated as “Community Commercial and Parks/Open Space in the future land use component of the plan. The requested "C-2 S" base zoning district is not consistent with the future land use designation of “Parks/Open Space”. The applicant has requested a Plan Amendment to "Community Commercial". Staff and Planning Commission recommend Approval.
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 zoned "I-1" General Industrial District, "C-3" General Commercial District, and "C-2NA" Commercial Nonalcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-2 S" Commercial District with a Specific Use Authorization for a Solar Farm is also appropriate. The surrounding area is comprised of commercial uses, making the proposal consistent with what is present in the area. Additionally, the property has access off a minor secondary arterial, which can sufficiently accommodate commercial traffic. Furthermore, the change in zoning would permit a downzone from “C-3” to “C-2 S”, reducing the intensity of the property’s base zone. The applicant will have to adhere to the prescribed site plan required for Specific Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 objectives. Relevant Goals and Policies of the Ingram Hills Neighborhood Plan may include:

- Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood.
 - o Objective 3.1 Continue to encourage area businesses to increase their participation in neighborhood activity.

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.
- NRES Goal 2: San Antonio balances environmental goals with business and community needs.
- JEC P1: Target and incent job growth within the city's target industries, including:
 - o Healthcare, biosciences, life sciences and scientific R&D;
 - o Information technology and cybersecurity;
 - o Advanced manufacturing (Aero, Auto, Heavy Equipment);
 - o New Energy (Solar, Battery, Natural Gas);
 - o Cultural and Creative Industries

6. Size of Tract: The 3.110-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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Solar Farm.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates industrial uses.

The southern portion 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. Please contact Public Works Stormwater Division.

UDC Sec. 35-398 (b) regarding Solar Farms will be applicable to the request.

The proposed structures are encroaching into a required 30' setback and 15' landscape buffer. The applicant will be required to complete the Board of Adjustment process to approve both the reduced setback and to waive the requirement for the landscape buffer. Failure to do so or if denied at Board of Adjustments, the applicant will have to develop according to the lot and building requirements listed in the Unified Development Code.