



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 19, 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-2023-10700324

**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:** December 19, 2023

**Case Manager:** Mark Chavez

**Property Owner:** Topar Investments LLC

**Applicant:** National Property Holdings LP

**Representative:** P.W Christensen, P.C

**Location:** 10000 Block of Quintana Road

**Legal Description:** Lots P-90, P-10C, P-9, P-16, NCB 14492 Lots P-90, P-10C, P-9, P-16, NCB 14492

**Total Acreage:** 185

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Southwest Community

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio December 30, 1988, by Ordinance 59776 and originally zoned "R-A" Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence-Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

**Code & Permitting Details:**

N/A

**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:** R-6

**Current Land Uses:** Single Family Residential

**Direction:** East

**Current Base Zoning:** "C-3R, NP-10"

**Current Land Uses:** Auto Parts Retail Vacant, Auto Part Retail

**Direction:** South

**Current Base Zoning:** NP-10

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** L

**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**

The Neighborhood Preservation District is a special district where uses are the same as within the "R-6" zoning district. This district is 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)

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### **Transportation**

**Thoroughfare:** Quintana Road

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** SW Loop 410

**Existing Character:** Interstate

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes are 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:** There is no current use and no proposed use for the vacant building. Any further traffic requirements will be evaluated at the Building Permit phase.

### **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 vehicle 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 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 Land Use Plan and is currently designated as “Industrial” in the land use component of the plan. The requested “I-1” General Industrial 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 property is surrounded by “R-6” Single Family Residential, “C-3R” General Commercial and “NP-10” Neighborhood Preservation Districts, as well as the Union Pacific Railway. Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is surrounded by “R-6” Single Family Residential, “C-3R” General Commercial and “NP-10” Neighborhood Preservation Districts, as well as the Union Pacific Railway.
3. **Suitability as Presently Zoned:** The existing “NP-10” Neighborhood Preservation is an appropriate zoning for the property and surrounding area. The requested “I-1” is also an appropriate zoning. Surrounding properties are a mix of “L” Light Industrial, “NP-10” Neighborhood Preservation along with “C-3” General Commercial. The property abuts vacant land also classified under “Industrial” under the future land use designation.
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: - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities. - JEC Goal 4: San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment and industries. Relevant principles and goals of the United Southwest Communities Plan: - Goal 1- Economic Development: Attract new businesses, services, and retail establishments to the United Southwest Communities - Objective 1.1: Commercial Development- Implement strategies to attract commercial development. The request does not appear to conflict with any public policy objective.  
Relevant Goals and Policies of the Comprehensive Plan may include:
  - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
  - JEC Goal 4: San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

Relevant principles and goals of the United Southwest Communities Plan:

- Goal 1- Economic Development: Attract new businesses, services, and retail establishments to the United Southwest Communities
- Objective 1.1: Commercial Development- Implement strategies to attract commercial development.

6. **Size of Tract:** The 185-acre site is of sufficient size to accommodate the proposed Industrial development.
7. **Other Factors:** The applicant intends to rezone to “I-1” General Industrial to attract Industrial development to attract new and innovative businesses, investment to the underutilized property. 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 applicant intends to rezone to “I-1” General Industrial to attract Industrial development to attract new and innovative businesses, investment to the underutilized property.

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.