



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700143 S

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023. This case is expedited to the Council meeting of August 3, 2023.

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Brooks Development Authority

Applicant: ALC Ranch Ltd

Representative: Ortiz McKnight PLLC

Location: 3667 Global Way

Legal Description: 11.055 acres out of NCB 10879

Total Acreage: 11.055

Notices Mailed**Owners of Property within 200 feet:** 9**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** N/A**Property Details**

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, by Ordinance 18115 and was originally zoned "MR" Military Reservation District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "MR" Military Reservation District remained unchanged. The property was rezoned by Ordinance 2016-02-18-0130, dated February 18, 2016, from "MR" Military Reservation District to the current "I-1" General Industrial District.

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:** I-1**Current Land Uses:** Office/Warehouse**Direction:** South**Current Base Zoning:** I-1**Current Land Uses:** Office/Warehouse**Direction:** East**Current Base Zoning:** C-2 NA**Current Land Uses:** Somerset Academy Brooks**Direction:** West**Current Base Zoning:** I-1**Current Land Uses:** Vacant Land**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.

Special District Information:

N/A

Transportation**Thoroughfare:** Global Way**Existing Character:** Local

Proposed Changes: Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing) -- Extend New Braunfels within Brooks City Base to proposed intersection with Lyster Road, continuing to the intersection of Aviation Landing.

Thoroughfare: Sous Vide Way

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 32

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

Parking Information: The minimum parking requirement for Metal Products – Fabrication is 1 per 1,500sf of GFA. The maximum is 1 per 300 sf of GFA.

ISSUE:

None

ALTERNATIVES:

Current 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.

Proposed Zoning: “I-1 S” 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.

The “S” Specific Use Authorization will permit Metal Fabrication.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Brooks Regional Centers, but not within ½ a mile from any 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 SA Tomorrow Brooks Area Regional Center Plan and is currently designated as "Business/Innovation Mixed Use" 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.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The requested "I-1 S" General Industrial District with a Specific Use Authorization for Metal Products - Fabrication is also an appropriate zoning. Surrounding properties are a mix of "I-1" General Industrial District and "C-2 NA" Commercial District Nonalcoholic Sales, which permit higher intense industrial and commercial uses that coordinate with the proposed metal fabrication use. The applicant provided a prescribed site plan which indicates the use of the property and structures. Any major amendments to the site plan will require additional zoning 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 of the Brooks Area Regional Center Plan.
 - **Jobs and Economic Competitiveness Goal 2:** Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - **Land Use Recommendation 3:** Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form.
 - **Focus Area Recommendation 4:** Balance development and investment in focus areas with protection and enhancements of open spaces, including parks, natural resources, and other sensitive areas.
 - **Economic Development Recommendation 2:** Diversify employers and job opportunities in the Brooks Area Regional Center.
6. **Size of Tract:** The 11.055 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** 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 Metal Products - Fabrication.