



City of San Antonio

Agenda Memorandum

Agenda Date: November 4, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2021-10700234

(Associated Plan Amendment PA-2021-11600075)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Brooks Development Authority

Applicant: Emil Moncivais

Representative: Emil Moncivais

Location: Generally located in the 8300 Block of Research Plaza

Legal Description: 25.637 acres out of NCB 10879

Total Acreage: 25.637

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport, Planning Department

Property Details

Property History: The property was annexed by Ordinance 59776 on December 30, 1984 and zoned “MR” Military Reserve District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “MR” Military Reserve District converted to the “MR” Military Reserve District.

Topography: The property does not include any abnormal physical features such as slope; a small portion of the property is in the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-6” and “R-4”

Current Land Uses: Warehouse and Single-Family Dwellings

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Warehouse

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Vacant

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Dave Erwin Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking requirement for a bakery - wholesale is 1 space per 600 square feet including service bays, wash tunnels and retail areas.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family district is any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed Zoning: The “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 property is not within a Regional Center and is not within the premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Brooks Regional Center Plan and has a land use designation of Regional Mixed Use. The applicant is requesting a plan amendment to Business Innovation Mixed Use. Staff and Planning Commission recommend Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff has not found 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. The property to the east is zoned “I-1” General Industrial.
- 3. Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District base zoning district is appropriate for the surrounding area. The proposed “I-1” General Industrial is also appropriate. Surrounding properties are a mix of uses for industrial, business, retail and residential use.

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 of the Brooks Regional Center Plan.

The subject property is located within the Brooks Regional Center Plan and has a land use designation of Regional Mixed Use. The site is located within the Brooks City Base Boundary and is generally located on the 8300 Block of Research Plaza. The former Brooks Air Force Base has transformed into Brooks City Base, which contains a mixture of commercial and residential uses. The applicant is requesting a plan amendment to Business Innovation Mixed Use and a zoning change to I-1 to allow a wholesale bakery.

Future land use classifications on surrounding parcels include Business Innovation Mixed Use, Regional Mixed Use, Neighborhood Mixed Use and Low Density Residential.

Zoning on surrounding properties to the west is MF-33, MF-33 & C-3 to the north, I-1 to the east, and C-1, R-6 and R-4 to the south. Existing land uses on surrounding parcels include undeveloped land, the Nexolon solar panel manufacturing facility, commercial uses and single-family residences. Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

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.

JEC Goal 4: San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

Attract a skilled and educated workforce by providing a greater diversity of employment opportunities in targeted industries.

JEC P23: Goals, Recommendations and Strategies of the Brooks Area Comprehensive Plan may include:

Focus Area Recommendation #1 - Create mixed-use community destinations that increase residential, employment, and recreational opportunities throughout the Brooks Area Regional Center.

Focus Area Strategy #1 - Apply mixed-use land use designations in Focus Areas to ensure residential, commercial, and recreation uses will be developed in close proximity to one another.

Land Use Recommendation #4: - The Planning Department should continue to work with the Brooks Development Authority and developers of the State Hospital Focus Area to provide land use and zoning designations that facilitate the growth, vitality, and economic prosperity.

6. **Size of Tract:** The 25.637 acre site is of sufficient size to accommodate industrial uses.

7. **Other Factors:** The applicant is seeking an “I-1” General Industrial base zoning district to accommodate a Bakery – Wholesale use.