



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 15, 2022

**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-2022-10700007

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 15, 2022

**Case Manager:** Rebecca Rodriguez, Senior Planner

**Property Owner:** McCombs Family Partners, LTD

**Applicant:** Rise Industrial

**Representative:** Brown & Ortiz, P.C.

**Location:** 8671 SW Loop 410

**Legal Description:** 28.774 acres out of NCB 15248

**Total Acreage:** 28.774

**Notices Mailed****Owners of Property within 200 feet:** 12**Registered Neighborhood Associations within 200 feet:** People Active In Community Effort**Applicable Agencies:** Lackland Airforce Base, Texas Department of Transportation**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 83135, dated December 31, 1995, and zoned TEMP "R-1" Single-Family Residence District. The property was rezoned by Ordinance 85498, dated June 23, 1997, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District. The property was rezoned to "C-3" General Commercial by Ordinance 99984, dated November 18, 2004.

**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:** MH**Current Land Uses:** Manufactured Home Community**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Vacant lot**Direction:** East**Current Base Zoning:** C-3**Current Land Uses:** Vacant lot**Direction:** West**Current Base Zoning:** MF-33**Current Land Uses:** Vacant lot**Overlay District Information:**

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.

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:**

The Business Park District is a special district that may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development. The uses and development standards conform to the regulations for an office or institutional campus within Article 2.

**Transportation**

**Thoroughfare:** SW Loop 410

**Existing Character:** Interstate Highway

**Proposed Changes:** None known

**Thoroughfare:** Old Pearsall Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

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

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502. A TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for an office/warehouse is one (1) per 2,000 sf GFA.

**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:** “BP” Business Park District allows for office/warehouse development and may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street which allows office or institutional campus style development.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Port San Antonio Regional Center and within the 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 Port San Antonio Area Regional Center and is currently designated as "Regional Commercial" in the future land use component of the plan. The requested "BP" 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 "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "BP" Business Park is also appropriate. The subject property is located along Loop 410, and close to other intensive commercial uses and some industrial uses to the far west. The proposed zoning change will allow for the development of a Business Park in an area where a vast majority of properties are currently vacant. Business Park will also allow limitations to the industrial uses permitted by right on the property.
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. The proposed zoning change will meet the following goals and principles of the Port San Antonio Area Regional Center Plan:

Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology:

Attract large employers to the Regional Center area by encouraging urban design concepts in key locations that will create active spaces for employees and the public to visit and enjoy.

Economic Development Recommendation #1: Build and promote Port San Antonio as an innovation destination for the area's target industries including aerospace, advanced manufacturing, cybersecurity, and military services.

Economic Development Recommendation #2: Attract destination, entertainment, and hospitality uses and invest in amenities and infrastructure to create a desirable place for area workers, visitors, and residents.

6. **Size of Tract:** The 28.774 acre site is of sufficient size to accommodate the proposed industrial development, including a Business Park with an office/warehouse.
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 applicant is requesting to rezone from “C-3” General Commercial District to “BP” Business Park District to develop office/warehouse uses.