



City of San Antonio

Agenda Memorandum

Agenda Date: December 20, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2022-10700330

SUMMARY:

Current Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "I-1 MLOD-2 MLR-1 AHOD" Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2022

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Maria Aelvoet

Applicant: Koontz Properties, LLC

Representative: Patrick Christensen, PC

Location: 8501 Somerset Road

Legal Description: 11.143 acres of NCB 11295

Total Acreage: 11.143

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18815, dated September 24, 1952 and zoned "B" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family 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: Vacant Land

Direction: South

Current Base Zoning: R-4 and I-1

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: R-1 and I-1

Current Land Uses: Vacant Land

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:

N/A

Transportation

Thoroughfare: Somerset Road
Existing Character: Minor
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

A TIA Report will be Required.

Parking Information: The minimum and maximum parking requirement is dependent upon the proposed land use. Please refer to Table 526-3b in the Unified Development Code.

ISSUE:
None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: The 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:

Subject property is not located in or within ½ mile in any Regional Center or Premium Transit Corridors.

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 West/Southwest Sector Plan and is currently designated as "Agribusiness Tier" 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. Surrounding zoning consists of "I-1" General Industrial and "I-2" Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The "Agribusiness Tier" designated land use in the West/Southwest Sector Plan recommends either large tract housing that can be buffered from industrial use or large isolated areas for businesses to produce, process or distribute agricultural products and/or livestock. The requested "I-1" General Industrial District is an appropriate zoning for the property, consistent with surrounding zoning and uses. This proposal encompasses several properties that are split zoned between "R-4" Residential Single-Family District and "I-1" General Industrial District. The proposal would consolidate the "R-4" zoned properties to match the existing "I-1" zoned properties.
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 West/Southwest Sector Plan.

According to the West/Southwest Sector Plan, "Light Industrial uses should be screened and buffered from adjoining non-industrial uses." Other recommended policies are as follows:

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.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Policy 14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Strategies of the West/SW Sector Plan may include:

ED Goal 3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

ED Strategy 3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

ED Strategy 4.1: Encourage high quality site and building design and best management practices for new and existing developments.

LU Goal 1: Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.

LU Strategy 1.: Limit encroachment of commercial uses into established low-density residential areas.

LU Strategy 1.3: Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.

6. **Size of Tract:** The 11.143 acre site is of sufficient size to accommodate the proposed industrial 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. TxDOT has indicated that they would not allow access off SL 353 (New Laredo Hwy). Access would only be recommended off of or from Somerset Road.

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