



City of San Antonio

Agenda Memorandum

Agenda Date: April 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700062

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: April 16, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Rockport Family Partnership, Ltd.

Applicant: Rockport Family Partnership, Ltd.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11800 block of Tech Com Drive

Legal Description: Lot 47, Block 1, NCB 15911

Total Acreage: 2.1460 Acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: No Registered Neighborhood Association.

Applicable Agencies: Randolph Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972, and zoned Temporary “R-1” Single-Family Residence District. The western portion of the property was rezoned by Ordinance 47690, dated February 17, 1977, to “I-1” Light Industry District. The eastern portion of the property was rezoned by Ordinance 51423, dated October 25, 1979, to “B-3” Business District. The eastern portion of the property was rezoned by Ordinance 84348, dated June 27, 1996, to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to the “I-1” General Industrial District. The property was rezoned by Ordinance 2022-02-17-0139, dated February 17, 2022, to the current “MF-33” Multi-Family District.

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: “I-1”

Current Land Uses: Office, Furniture Store, Vacant Land

Direction: South

Current Base Zoning: “MF-33,” “L,” “C-3”

Current Land Uses: Apartments, Vacant Land, School

Direction: East

Current Base Zoning: “I-1,” “L”

Current Land Uses: Medical Laboratory, Warehouse

Direction: West

Current Base Zoning: “I-1,” “MF-33”

Current Land Uses: Aircraft Maintenance, Apartments

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:

There is no special district information.

Transportation

Thoroughfare: Tech Com Drive
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: Crosswinds Way
Existing Character: Secondary Arterial Type A
Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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: The minimum parking requirement for most industrial uses is 1 parking space per 1,500 sq/ft of gross floor area. The maximum parking requirement is 1 parking space per 300 sq/ft of gross floor area.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District allows 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: "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 subject property is not located within a Regional Center or 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 NE I-35 and Loop 410 Area Regional Center Plan adopted September 1, 2022, and is currently designated as “Business/Innovation Mixed Use” in the future land use component of the plan. The requested “I-1” General Industrial 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 designations support industrial land use.
3. **Suitability as Presently Zoned:** The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is also appropriate. The subject property is in an area heavily concentrated by properties with industrial zoning designations, making the proposed zoning consistent with existing zoning and uses. Additionally, the request aligns with the land use designation “Business/Innovation Mixed Use” accommodating industrial uses on a larger scale and with larger footprints.
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 NE I-35 and Loop 410 Area Regional Center Plan:
 - Land Use Recommendation #2: Protect the character of established neighborhoods by locating higher intensity land uses at major intersections, along transit corridors, and near established industrial areas.
 - The Future Land Use Plan supports the NE I-35 and Loop 410 Area Regional Center’s existing industrial uses while also allowing for appropriate transition of these areas into less intense commercial and residential uses over time.
 - Land Use Recommendation #4: Preserve the long-standing employment base of the regional center with land use designations that support existing industrial uses, while also providing opportunities for new and emerging industries.
 - Industrial uses, such as warehousing, distribution, and construction, create the largest number of jobs in the regional center. The Future Land Use Plan supports these employment-generating uses while also acknowledging that, over time, market demands can change. Flexible land uses can help transitioning industrial areas remain competitive as the economy and markets change.
6. **Size of Tract:** The subject property is 2.4160 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.