



City of San Antonio

Agenda Memorandum

Agenda Date: March 19, 2024

In Control: Zoning Commission

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2023-10700335

SUMMARY:

Current Zoning: “I-2” Heavy Industrial District and “I-1” General Industrial District

Requested Zoning: “C-2” Commercial District “C-2NA” Commercial Nonalcoholic Sales District “C-3” General Commercial District “C-3NA” General Commercial Nonalcoholic Sales District “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “MF-33” Multi-Family District, “R-6” Residential Single-Family District “R-5” Residential Single-Family District, and “R-4” Residential Single-Family District with all overlays remaining unchanged

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 19, 2024

Case Manager: Valeria Seca, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: SW Military - Zarzamora Large Area Rezoning

Legal Description: NCB 8525, 8609, 9503, 9725, 10015, 10016, 11186, 12328, 12495, 12501, 13401, 13616, 13617, 17244, 17431, and 17550 generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North.

Total Acreage: 815 acres

Notices Mailed

Owners of Property within 200 feet: 978

Registered Neighborhood Associations within 200 feet: Tierra Linda

Applicable Agencies: Lackland

Property Details

Property History: The subject areas were annexed by Ordinance 1391, date September 22, 1944, Ordinance 4745, dated March 7, 1947, and Ordinance 18115, dated September 24, 1952 and most of the area was originally zoned “MM” Second Manufacturing District, “LL” First Manufacturing District and “B” Residential District properties interspersed throughout the project area. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned “MM” and “LL” Second and First Manufacturing District converted to “I-2” Heavy Industrial District, and properties zoned “B” Residential District also converted to “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: Multiple Zoning Districts

Current Land Uses: Single-Family, Commercial

Direction: East

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial, Industrial

Direction: South

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Commercial, Industrial

Direction: West

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Commercial

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.

The “MLOD-2” Military Lighting Overlay District is an overlay zoning district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter

of Camp Bullis/Camp Stanley, Randolph Air Force Base, Lackland Air Force Base, and Martindale Army Air Field. Projects within the overlay boundary may require additional review.

Special District Information:

None.

Transportation

Thoroughfare: South West Military, South Zarzamora and Interstate Highway 35

Existing Character: Local (all others)

Proposed Changes: None Known

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

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District and “I-2” Heavy Industrial District

Requested Zoning: “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “MF-33” Multi-Family District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, and “R-4” Residential Single-Family District with all overlays remaining unchanged

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is within Looper Premium and Zarzamora 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 not located within any existing neighborhood plan, and as such, recommendations are based solely on the appropriateness of zoning designations for each property.

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:** Current zoning of the properties in the subject area is a mixture of residential, industrial, and commercial uses. Most properties in the subject area are zoned “I-2” Heavy Industrial District and “I-1” General Industrial District, however almost all of these properties are in fact single-family or commercial uses. No plan amendments required as the area is not part of any neighborhood plan. The 2001 adoption of the Unified Development Code converted all 1938 and 1965 zoning districts to the current zoning districts, in turn, this conversion created some non-conforming uses. The rezoning strategy includes, field and data analysis conducted by staff to make appropriate zoning recommendations based on the current use of properties. Properties were removed from the strategy if already appropriately zoned with their current 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:** As there is no current neighborhood plan pertaining to the SW Military - Zarzamora neighborhood, there is no need to coordinate with any specific existing community plans. However, the proposed large area rezoning does not conflict with the following goals and strategies of the SA Tomorrow Comprehensive Plan, the long-range planning document that provides policy guidance for future growth, development, land use, infrastructure, and services.

Growth and City Form Goals:

- **GCF Goal 2:** Priority growth areas attract jobs and residents.
- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

Housing Goals and Policies

- **Housing Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **Housing Goal 4:** Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.

6. **Size of Tract:** Approximately 815 acres
7. **Other Factors:** City Council approved a resolution on November 2, 2023 (2023-11-02-0036R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the SW Military - Zarzamora Neighborhood. The goal is to align zoning with the current use of properties in the area. Throughout the past few decades many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion

from the “old” zoning code, which utilized an A-J tiered system of zoning, to the new system we use today.

The Large Area Rezoning project is meant to correct these nonconforming issues. Staff is recommending a change of zoning on 107 properties out of a total of 795 properties.