



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2022-10700347

SUMMARY:

Current Zoning: "MF-33 MLOD-2 MLR-2" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 District & "NP-8 MLOD-2 MLR-2" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: McCombs Family Partners, Ltd.

Applicant: McCombs Family Partners, Ltd.

Representative: Killen, Griffin, and Farrimond, PLLC

Location: Generally located in the 11100 Block of West Military Drive

Legal Description: 90.28 acres out of NCB 34400

Total Acreage: 90.28 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association**Applicable Agencies:** Lackland Air Force Base, Texas Department of Transportation, and Planning Department**Property Details**

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 92902, dated December 13, 2000, and originally zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. This portion of the property was rezoned by Ordinance 2006-03-09-0333, dated March 9, 2006, to "C-2" Commercial District. A portion of the property was rezoned by Ordinance 2017-11-09-0900, dated November 8, 2017, to "MF-33" Multi-Family District. The remaining portion of the subject property was annexed into the City of San Antonio by Ordinance 2017-11-09-0900, dated November 8, 2017, and zoned "MF-33" Multi-Family District and "NP-10" Neighborhood Preservation District.

Topography: The west half of the subject property does include incursion in the flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "OCL" "C-3"**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** "OCL"**Current Land Uses:** Residential Dwelling, Vacant**Direction:** East**Current Base Zoning:** "L" "C-3"**Current Land Uses:** Walgreens, Auto Body Center, Interstate Highway**Direction:** West**Current Base Zoning:** "OCL"**Current Land Uses:** Vacant, Residential Dwelling**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.

Special District Information:

None.

Transportation

Thoroughfare: West Military Drive

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Loop 1604

Existing Character: Interstate Highway

Proposed Changes: None Known

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

Routes Served: 64, 620

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 parking requirement for an office call center, office data processing & management, record storage facility is 1 parking space per 300 sf of GFA of office space, plus 1 space for every 5,000 sf of GFA dedicated to storage or data equipment.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MF-33” Multi-Family District permits multi-family residential development at a maximum density of 33 units per acre.

“NP-8” Neighborhood Preservation District permits the same uses as the “R-6” zoning district; it is designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: “L” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of 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 Highway 151 and Loop 1604 Area Regional Center Plan and is currently designated as “Employment/Flex Mixed Use” in the future land use component of the plan. The requested “L” 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. The property is directly abutting other properties zoned “L” Light Industrial District. While there is an established residential development pattern to the west, the subject property is sized to appropriately buffer any incompatible industrial uses.
3. **Suitability as Presently Zoned:** The current “NP-8” Neighborhood Preservation District and “MF-33” Multi-Family District are appropriate zonings for the property and surrounding area. The proposed “L” Light Industrial District is also appropriate for the property. It is located just off an interstate highway and is in proximity to light industrial and commercial zoning designations with similar levels of intensity. Additionally, the property fronts a secondary arterial which is adequately equipped handle the ingress/egress for this type of development.
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:
 - **Goal 2:** Support new mobility choices and manage congestion on major roadways while encouraging new development and land use choices that do not increase congestion.
 - **Goal 3:** Leverage education, infrastructure, and business assets to support future economic growth.
6. **Size of Tract:** The subject property is 90.28 acres, which can reasonably accommodate the proposed development.
7. **Other Factors** The applicant intends to rezone to “L” Light Industrial District for the property to accommodate a development of a data center.

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.

Further coordination with TxDOT would be needed to determine access along Loop 1604. No additional ROW would be needed.