



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 3

SUBJECT:
ZONING CASE Z-2022-10700349

SUMMARY:
Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 7, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Abasto Properties, LLC, Bruno's & Leo's LLC, N & O Holdings II, LLC

Applicant: Abasto Properties, LLC

Representative: Killen, Griffin, & Farrimond

Location: 9342 Southeast Loop 410

Legal Description: 35.822 acres out of NCB 10915

Total Acreage: 35.822

Notices Mailed**Owners of Property within 200 feet:** 22**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Brooks Planning**Property Details**

Property History: The subject property area was annexed in three phases (in 1952, 1957, and 1985) and has gone through multiple zoning changes in the time since annexation. The current "UD" Urban Development base zoning district was established through a 2003 city-initiated zoning case that included the entire Southside Initiative Community Plan area (later renamed the City South Community Plan). The property was rezoned by Ordinance 2011-12-15-1077, dated December 15, 2011, to the current "MI-1" Mixed Industrial 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:** "MI-1"**Current Land Uses:** Cold Storage Facility**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling & Vacant Property**Direction:** South**Current Base Zoning:** "MF-33"**Current Land Uses:** Vacant Property**Direction:** West**Current Base Zoning:** "MF-33"**Current Land Uses:** Vacant Property**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:

None.

Transportation**Thoroughfare:** SE Loop 410 Access Road**Existing Character:** None**Proposed Changes:** None known.

Thoroughfare: Southton Road
Existing Character: Local
Proposed Changes: None known.

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

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for a cold storage facility is 1 space per 600 sq. ft. GFA. The maximum parking requirement for a cold storage facility is 1 space per 350 sq. ft. GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "MI-1" Mixed-Light Industrial Districts encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

Proposed Zoning: "I-1" General Industrial Districts accommodate 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 known.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Brooks Regional Center and not within ½ a mile from 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 Brooks Area Regional Center Plan and is currently designated as "Business/Innovation Mixed Use" 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. The surrounding area is mostly "MI-1" Mixed Light Industrial.
3. **Suitability as Presently Zoned:** The existing "MI-1" Mixed Light Industrial District is an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is also an appropriate zoning for the property and surrounding area. The proposed rezoning request is to expand the existing Cold Storage Facility operation on the abutting property. Properties zoned "I-1" General Industrial District are designed to accommodate areas of fabrication, manufacturing, and industrial uses which are suitable for the property based the character of adjacent development. A large portion of the area is currently vacant. The property's location off the service road for Southeast Loop 410 is also conducive to warehousing and storage and will not have adverse impacts on the character of the surrounding area.
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 Brooks Area Regional Center Plan:

Economic Development Recommendation #1: Continue to invest in infrastructure and amenities that build on the Live, Work, Learn, Play, Stay environment in the Brooks Area.

Economic Development Recommendation #2: Diversify employers and job opportunities in the Brooks Area Regional Center.

Strategy 3.1 (Regulatory and Policy, Investment) Develop new, mixed-use zoning districts tailored to implementing the mixed-use land use categories adopted into the UDC, including Neighborhood Mixed-Use; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

Strategy 2.1 (Partnerships) Develop a consistent business attraction message and approach specific to the Brooks Area Regional Center.

6. **Size of Tract:** The 35.822 acre site is of sufficient size to accommodate the proposed cold storage development.
7. **Other Factors:** The applicant intends to rezone the property for the operation of cold food storage as an expansion of the existing cold storage on the adjacent property.

The existing facility has a Non-Conforming Use Right Registration for Cold Storage that was renewed with the City of San Antonio on November 28, 2022 (NCU-APP-2022-11200145).