



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700066 CD

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Service Industrial, Inc

Applicant: Service Industrial, Inc

Representative: Killen, Griffin & Farrimond, PLLC

Location: 114 Fran Fran Street

Legal Description: Lot 1, NCB 7576

Total Acreage: 1.63

Notices Mailed**Owners of Property within 200 feet:** 33**Registered Neighborhood Associations within 200 feet:** Collins Garden, San Juan Gardens**Applicable Agencies:** Lackland Air Force Base, Planning Department, Texas Department of Transportation**Property Details**

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. The property was rezoned by Ordinance 85412, dated January 9, 1997, to "B-3NA" Non-Alcoholic Sales Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Non-Alcoholic Sales Business District converted to the current "C-3NA" General Commercial Nonalcoholic Sales 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:** R-4, C-3NA**Current Land Uses:** Single-Family Residential, Commercial Uses**Direction:** South**Current Base Zoning:** UZROW**Current Land Uses:** US Highway 90**Direction:** East**Current Base Zoning:** I-1**Current Land Uses:** Uniform Supply**Direction:** West**Current Base Zoning:** C-1, R-4**Current Land Uses:** Single-Family Residential**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: Fran Fran Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial B

Proposed Changes: None known

Thoroughfare: US Highway 90

Existing Character: Interstate

Proposed Changes: None known

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

Routes Served: 62, 103, 251

Traffic Impact: **The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking requirement for Warehousing is 1 per 5,000 sf GFA, and the maximum parking requirement is 1 per 350 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District is identical to "C-3" districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "C-2P CD" Commercial Pedestrian District is identical to "C-2" districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

The Conditional Use "CD" will allow for Warehousing.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile of the Port San Antonio Regional Center and within ½ a mile from the 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 located within the Guadalupe Westside Community Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “C-2P” 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. Abutting properties to the east are zoned “C-3NA” General Commercial Nonalcoholic Sales and “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing “C-3NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2P CD” Commercial Pedestrian District with a Conditional Use for Warehousing is better suited to the property. It constitutes a downzoning from a heavier intensity commercial to lesser intensity uses. The “CD” Conditional Use allows the consideration of Warehousing in addition to all of the “C-2” Commercial District uses. The applicant provided a prescribed site plan which indicates the use of the property and structures. Any major amendments to the site plan will require additional zoning consideration. The location of the proposed Warehouse is also appropriate as it is separated from nearby residential and is abutting commercial and industrial zoning.
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 Guadalupe Westside Community Plan.

Goal 19: Enhance Physical Environment

- Objective 19.1 Examine Impact of Physical Environment on Economy
- Objective 19.3 Encourage the Development of Vacant and Substandard Parcels
 - o 19.3.1 Target development on the various commercial parcels. Look into opportunities for vacant land assembly to “package” and market vacant land to developers.
 - o 19.3.2 Strive to create plans that minimize the necessity for relocation.
 - o 19.3.3 Address “substandard” lots that currently may be precluded from possible development by applying appropriate zoning and development standards.
- Objective 19.4 Promote Compatibility Between Business and Residents
 - o 19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.

6. **Size of Tract:** The 1.63 acre site is of sufficient size to accommodate the proposed commercial 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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a warehouse.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.