



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2021-10700225 CD

SUMMARY:

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Mesquite Holdings

Applicant: Stephen G. Cook Engineering, Inc

Representative: Stephen Cook

Location: 3537 and 3523 Southwest Military Drive, and 1228 New Laredo Highway

Legal Description: North 440 feet of Lot 10, the north 440 feet of Lot 11, the north 189.6 feet of the south 199.6 feet of Lot 12 and the north 250.4 feet of Lot 12, Block 4, NCB 8780

Total Acreage: 2.679

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1259, dated August 3, 1944. The property was rezoned by Ordinance 47762, dated March 17, 1977, to "I-2" Heavy Industry District. The center and right portions of the property were rezoned by Ordinance 92187, dated July 27, 2000, from "I-2" Heavy Industry District to "I-1" Light Industry. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry converted to the current "I-1" General Industrial District and the property zoned "I-2" Heavy Industry District to "I-2" Heavy 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: C-3

Current Land Uses: Motel

Direction: South

Current Base Zoning: C-2

Current Land Uses: Auto sales

Direction: East

Current Base Zoning: I-1

Current Land Uses: Auto sales and service

Direction: West

Current Base Zoning: C-3

Current Land Uses: Auto sales

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:

None.

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are VIA bus routes are within walking distance of the subject property. Routes served: 524, 251

Traffic Impact: SW Military is identified on the City's Major Thoroughfare Plan as Primary Arterial Type A 120' ROW. ROW dedication may be required. Arterials require min. 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. New Laredo is identified on the City's Major Thoroughfare as Secondary Arterial Type B 70'-86' ROW. ROW dedication may be required. Arterials require min. 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. SW Military and New Laredo are TxDot roadway. TxDot review and approval will be required. Submit documents to TxDot for review.

Parking Information: The minimum parking requirement for motor vehicle sales (full service) and auto muffler installation and sales is 1 per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing,

and grain drying & milling. The 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.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within the 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 Kelly/South San PUEBLO and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” 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.
3. **Suitability as Presently Zoned:** The existing “I-2” Heavy Industrial District and “I-1” General Industrial District are not appropriate zoning designations for the property and surrounding area. The future land use designation for the property is intended for medium intensity commercial uses, causing the future land use and existing zoning to be inconsistent. The proposed “C-2” Commercial District is an appropriate zoning for the property as it minimizes the intensity of uses permitted by right on the subject site. The "CD" Conditional Use allows consideration of Motor Vehicle Sales (Full Service) with Outside Storage with a required site plan to mitigate any potential adverse impacts.
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 objective. The proposed zoning change will meet the following principles and goals of the Kelly/South San PUELO Community Plan: Objective 3.1 Business Cooperation: Encourage local business owners to work together to support each other, share financial advice, and information, and improve the community. Objective 3.2 Attractive, Diverse Business: Attract and support a variety of businesses in a walkable, mixed-use environment Objective 3.4 Community Development: Educate, train, and empower residents for good jobs and a better economic future.
6. **Size of Tract:** The 2.679-acre site is of sufficient size to accommodate commercial uses and the Auto Sales (Full Service).
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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to the 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.