



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 2, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 2, District 3

SUBJECT:
Zoning Case Z2021-10700278

SUMMARY:
Current Zoning: “OCL” Outside of City Limits

Requested Zoning: Applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, and “MLR-2” Lackland Military Lighting Region-2 as applicable, and applying “FR” Farm and Ranch District on P-11, P-11F, P-12C (14.0 AC), P-29A, P-29B (NON ADJ REMAINS), P-29D, and P-30 (54.91 AC), CB 4204; applying “MI-1” Mixed Light Industrial on P-36F ABS 12, CB 4295; P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188; and applying “R-4” Residential Single-Family District on P-12C ABS 828 and P-19 ABS 828 FORMERLY P-12, CB 5083.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 2, 2021

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: Adroit Foundation LLC, LMAD LLC, Ruby Lavern Adams & Gerhard Josef Rupprecht , Crystal M. Carpio & Sergio Javier Carpio Garces , Russel K Boldt , Randall C. Boldt , HKD Real Estate LLC, Vanessa J & Joel C Bravo, Liliana Martinez

Applicant: The City of San Antonio Planning Department

Representative: Lorianne Thennes, Senior Planner

Location: Assigning zoning to property generally bound by Southwest Loop 410 to the north, Applewhite Road to the east, South Loop 1604 to the south, and Somerset Road to the west, as well as property generally bound by IH-10 East to the north, North Graytown Road and Pfeil Road to the east, Green Road to the south, and East Loop 1604 N to the west

Legal Description: P-11, P-11F, P-12C (14.0 AC), P-29A, P-29B (NON ADJ REMAINS), P-29D, and P-30 (54.91 AC), CB 4204; P-36F ABS 12, CB 4295; P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188 and P-19 ABS 828 (Formerly P-12) and P-12C ABS 828, CB 5083

Total Acreage: Approximately 444 acres

Notices Mailed

Owners of Property within 200 feet: 77

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base and Randolph Air Force Base

Property Details

Property History: As part of the annexation process, Texas Local Government Code (LGC) required cities to offer Development Agreements to properties which have the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land (“agricultural”) as designated by the County Appraisal District (CAD). In 2014 and 2017, numerous owners of properties in the proposed annexation areas entered into Development Agreements with the City of San Antonio (City). These Agreements allowed their continued “agricultural” use, as specified by the LGC, and guaranteed the extraterritorial status for the property, providing the property owner continued the use as described in the terms of the agreement. The property owners of the subject properties have violated the terms of their Development Agreement in a few different ways: no longer having an agricultural appraisal for ad valorem tax purposes by BCAD; subdividing and selling portions of the property; or preparation for the development of a future subdivision. Pursuant to the terms of the Development Agreement, any of these circumstances would cause the Development Agreement to be voided and the City is then allowed to initiate Full Purpose Annexation proceedings.

Topography: Some portions of the subject properties are located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as “RE,” “R-4,” “DR,” “I-1,” “FR,” “RP,” “MI-1,” “L,” and “BP.” Additionally, some

subject properties are directly adjacent to the San Antonio city limits, where no zoning district currently resides.

Current Land Uses: There are a variety of land uses surrounding the subject properties including agricultural, industrial, residential, as well as undeveloped land.

Direction: South

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as "RE," "R-4," "DR," "I-1," "FR," "RP," "MI-1," "L," and "BP." Additionally, some subject properties are directly adjacent to the San Antonio city limits, where no zoning district currently resides.

Current Land Uses: There are a variety of land uses surrounding the subject properties including agricultural, industrial, residential, as well as undeveloped land.

Direction: East

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as "RE," "R-4," "DR," "I-1," "FR," "RP," "MI-1," "L," and "BP." Additionally, some subject properties are directly adjacent to the San Antonio city limits, where no zoning district currently resides.

Current Land Uses: There are a variety of land uses surrounding the subject properties including agricultural, industrial, residential, as well as undeveloped land.

Direction: West

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as "RE," "R-4," "DR," "I-1," "FR," "RP," "MI-1," "L," and "BP." Additionally, some subject properties are directly adjacent to the San Antonio city limits, where no zoning district currently resides.

Current Land Uses: There are a variety of land uses surrounding the subject properties including agricultural, industrial, residential, as well as undeveloped land.

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" 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:

The Development Reserve District is a special district that serves as a temporary zoning classification for newly-annexed property. The uses and standards allowed in this district are those required for the "R-6" Residential Single-Family District.

Transportation

Transportation**Thoroughfare:** Old Somerset Road**Existing Character:** Local**Proposed Changes:** None**Thoroughfare:** Somerset Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None**Thoroughfare:** Poteet Jourdanton Freeway**Existing Character:** Expressway**Proposed Changes:** None**Thoroughfare:** Applewhite Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None**Thoroughfare:** North Graytown Road**Existing Character:** Local**Proposed Changes:** None**Public Transit:** VIA Metropolitan Transit does not provide service within walking distance.**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required.**Parking Information:** NA**Transportation****Thoroughfare:** Old Somerset Road**Existing Character:** Local**Proposed Changes:** None**Thoroughfare:** Somerset Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None**Thoroughfare:** Poteet Jourdanton Freeway**Existing Character:** Expressway**Proposed Changes:** None**Thoroughfare:** Applewhite Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None**Thoroughfare:** North Graytown Road**Existing Character:** Local**Proposed Changes:** None**Public Transit:** VIA Metropolitan Transit does not provide service within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Old Somerset Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Somerset Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Poteet Jourdanton Freeway

Existing Character: Expressway

Proposed Changes: None

Thoroughfare: Applewhite Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: North Graytown Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA Metropolitan Transit does not provide service within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Old Somerset Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Somerset Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

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Existing Character: Expressway

Proposed Changes: None

Thoroughfare: Applewhite Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: North Graytown Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA Metropolitan Transit does not provide service within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Old Somerset Road

Existing Character: Local

Proposed Changes: None

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Proposed Changes: None

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Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: North Graytown Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA Metropolitan Transit does not provide service within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "OCL" Outside City Limits

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools. To preserve rural character and culture by implementing larger minimum lot sizes and by

prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries. Encourages 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center or along a Premium Transit Corridor. These properties are located within the proposed Far Southwest and Far East SA Tomorrow Community Plan areas.

RECOMMENDATION:

Staff Recommendation: Staff recommends approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** These areas are currently subject to the Heritage South Sector Plan and the IH-10 East Corridor Perimeter Plan. Planning Department staff is recommending “FR” Farm and Ranch District for the majority of the sites located in Area 1A, “MI-1” Mixed Light Industrial District for the subject sites located in Area 1B and 1C, and “R-4” Residential Single-Family District for those properties located in Area 1D. All proposed zoning districts are consistent with the Heritage South Sector Plan as well as the IH-10 East Corridor Perimeter Plan.
2. **Adverse Impacts on Neighboring Lands:** The proposed “FR” Farm and Ranch District allows agricultural operations, agricultural and natural resource protection, minimal residential dwellings, and accessory structures, the proposed “MI-1” Mixed Light Industrial District allows mixed agricultural, commercial and light industrial uses, and the “R-4” Residential Single-Family District allows for single-family residential uses.
3. **Suitability as Presently Zoned:** The proposed “FR,” “MI-1” and “R-4” districts are appropriate zoning designations for the subject properties and surrounding areas.
4. **Health, Safety and Welfare:** Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The “FR,” “MI-1” and “R-4” zoning designations are compatible with the established uses in the area.
5. **Public Policy:** The proposed rezoning does not appear to conflict with the following goals and strategies of the Heritage South Sector Plan as well as the goals, objectives and action steps of the IH-10 East Corridor Perimeter Plan. Heritage South Sector Plan Goals and Strategies: Goal LU-1- Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. Goal HOU-2- Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain

affordability, quality, and choice. COM-4.1 Encourage code compliance and enforcement services within incorporated and unincorporated areas of Bexar County. NR-1.4 Promote Low Impact Development (LID) standards to reduce the impact of urban development on rivers, watersheds and other natural assets. LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses LU-5.3 Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices. IH-10 East Corridor Perimeter Plan Goals, Objectives and Action Steps: Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

6. **Size of Tract:** The subject properties, in total, are approximately 444 acres.
7. **Other Factors** A portion of a subject property located in Area 1A is located within the Lackland Military Notification area and the properties located in Area 1D are located within the Randolph Military Notification area.