



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** November 16, 2021

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

ZONING CASE Z-2021-10700249

(Associated Plan Amendment PA-2021-11600084)

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 16, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** McCombs Family Partners, Ltd

**Applicant:** Seefried Industrial Properties

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 1600 Block of West Loop 1604 North

**Legal Description:** 44.7 acres out of NCB 34400

**Total Acreage:** 44.7 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Planning Department, Lackland Air Force Base

**Property Details**

**Property History:** The eastern portion subject property was annexed into the City of San Antonio by Ordinance 76895, dated December 30, 1992 and 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 “R-1” Single-Family Residence District converted to the “R-6” Residential Single-Family District. The property was rezoned by Ordinance 2006-03-09-0333, dated March 9, 2006 to the “C-3” General Commercial District and “C-2” Commercial District. The western portion of the subject property was annexed into the City of San Antonio by Ordinance 2017-11-09-0898, dated November 8, 2017. The entire property was zoned and rezoned by Ordinance 2017-11-09-0900 to the current “NP-8” Neighborhood Preservation District, “MF-33” Multi-Family District, “C-3” General Commercial District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, C-3, MF-33

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** C-3 and OCL

**Current Land Uses:** Auto Pain and Body/Vacant

**Direction:** East

**Current Base Zoning:** ROW

**Current Land Uses:** Loop 1604

**Direction:** West

**Current Base Zoning:** MF-33

**Current Land Uses:** Vacant

**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:** W Loop 1604 N Existing Character: Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Military

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is Via Transit service in close proximity to the subject site.

**Route Served:** 64

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The parking requirement for Warehousing is 1 space for every 600 square feet.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

**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 within a Regional Center or located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “L” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Specialized Center”. Staff recommends Approval. The Planning Commission recommendation is pending the November 17, 2021 hearing.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Properties in the area are mostly “C-3” General Commercial and access is from a major highway (West Loop 1604 North).
- 3. Suitability as Presently Zoned:** The existing "C-3" General Commercial District are appropriate for the surrounding area. The proposed "L" Light Industrial zoning is also appropriate and consolidates a mix of zoning designations into one uniform development.
- 4. Health, Safety and Welfare:** Staff has found no 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 West/Southwest Sector Plan.

TC Goal 8: San Antonio is a world leader in moving people and goods safely, efficiently and sustainably.

TC P48: Support and invest in intermodal transportation facilities that safely, effectively and efficiently provide for the transfer of people and goods between modes.

JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

JEC Goal 5: San Antonio plays an important role in the regional, national, and international economy.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

NRES Goal 2: San Antonio balances environmental goals with business and community needs.

6. **Size of Tract:** The 44.7 acre site is of sufficient size to accommodate the proposed light industrial 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 indicated that there is no objection to this request.

Applicant is seeking to construct a High-Cube Fulfillment Center Warehouse.