



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2023-10700058

SUMMARY:

Current Zoning: "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2023. This case is continued from the April 18, 2023 hearing.

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Hugo Sanchez

Applicant: Julie Mata

Representative: Julie Mata

Location: 8825 New Laredo Highway

Legal Description: Lot P-1 and Lot P-53, NCB 15613

Total Acreage: 14.595

Notices Mailed**Owners of Property within 200 feet:** 13**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Planning Department, Texas Department of Transportation, Lackland Air Force Base, Parks Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 81105 dated December 30, 1994 and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 82,682 dated August 24, 1995, to "R-A" Residence-Agriculture District and "B-3 R" Restrictive Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the portion zoned "R-A" Residence-Agriculture District converted to the current "NP-10" Neighborhood Preservation District, and the portion zoned "B-3 R" Restrictive Business District converted to the current "C-3 R" General Commercial Restrictive Alcoholic Sales District.

Topography: A portion of subject property is located with the 100-Year Flood Plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** I-1 S**Current Land Uses:** Junkyard/Lumberyard**Direction:** East**Current Base Zoning:** NP-10 and FR**Current Land Uses:** Vacant Property**Direction:** South**Current Base Zoning:** NP-10**Current Land Uses:** Vacant Property and Mechanic**Direction:** West**Current Base Zoning:** I-1 and R-6**Current Land Uses:** Vacant Lots and Residential Dwelling**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: New Laredo Highway

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Quintana Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is no public transportation 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: There is no minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "NP-10" Neighborhood Preservation District uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

"C-3R" General Commercial Restrictive Alcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: "L" Light Industrial Districts 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 located within a Regional Center or 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 West/Southwest Sector Plan and is currently designated as "Agribusiness Tier" in the future land use component of the plan. The requested "L" 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 proposed "C-3R" General Commercial Restrictive Alcoholic Sales District is appropriate zoning for the property and surrounding area, while the small section of "NP-10" Neighborhood Preservation District is not appropriate zoning. The proposed "L" Light Industrial District is also an appropriate and consolidates the zoning of the property. There is "I-1" Heavy Industrial to the north of the subject property and "C-3NA" General Commercial Nonalcoholic Sales. The proposed rezoning request is to permit the use of long-term vehicle storage on the subject property. Some of the surrounding property is currently vacant. A large portion of the area, including the majority of the subject property, are located within a flood zone. Any future development on the property would require several extensive development processes before even becoming feasible for development, including but not limited to unflooded access to the property and a Letter of Map Revision (LOMR) for the floodplain.
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 West/Southwest Sector Plan. Relevant Goals, Objectives and Action Steps of the West Sector Plan include:
 - Goal UTI-2: Storm water runoff is effectively managed to prevent flooding and to reduce water runoff pollution.
 - UTI-2.2: Utilize low impact development and best management practices to minimize impervious cover.
 - UTI-2.6: Discourage development within 100-year floodplain.
 - ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
6. **Size of Tract:** The 14.595 acre site is of sufficient size to accommodate the proposed light industrial development.
7. **Other Factors:** The majority of the property is located within the flood zone. Several development processes, surveys and permitting will be required prior to construction of any structures on the property. The applicant intends on utilizing the property for long term vehicle

storage.

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 this request.