



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 18, 2023

**In Control:** Zoning Commission Meeting

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**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 Corridnator

**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 property was part of the original 36 square miles of the City of San Antonio and zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" Commercial 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 districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: C-2P districts are 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 [Plan Name] and is currently designated as ["land use designation"] in the future land use component of the plan. The requested ["zoning district"] base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff [finds or does not find] evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent/ is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing ["zoning district"] [written out zoning description] District [is an appropriate or is not an appropriate] zoning for the property and surrounding area.
4. **Health, Safety and Welfare:** Staff [has found or has not found] indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does/does not appear to conflict with any public policy objectives of the [Plan Name].

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 # acre site is of sufficient size to accommodate the proposed \_\_\_\_ 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, JB SA was notified of the proposed request. The Military has indicated that there are objections/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 [use here]. If recommended for Approval, staff recommends the following Conditions: 1) Hours of Operation (days and times listed) 2) A 15-foot landscape bufferyard 3) No temporary signs: windwavers, pennants, bandit or snipe signs. 4) Fencing (6-8 feet and location noted if it is not

already required by Code) 5) Ingress/Egress from a certain street only The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates [residential/commercial] uses. For properties zoned commercial, adjacent to lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 linear feet of the property line of the residential use.

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.