



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7478

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/17/2019

**Title:** ZONING CASE Z-2019-10700197 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3NA GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Texas 151 Gateway Corridor 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 to "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District (all overlay districts remain unchanged) on 256.77 acres out of NCB 13941, generally located west of the intersection of Callaghan Road and Highway 151. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2019-10-17-0871

Date	Ver.	Action By	Action	Result
10/17/2019	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z-2019-10700197

**SUMMARY:**

**Current Zoning:** "C-3NA GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales

Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Texas 151 Gateway Corridor 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:** "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 1, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Callaghan Road, Ltd

**Applicant:** Vickrey & Associates, Inc.

**Representative:** Vickrey & Associates, Inc.

**Location:** Generally located west of the intersection of Callaghan Road and Highway 151

**Legal Description:** 256.77 acres out of NCB 13941

**Total Acreage:** 256.77

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Air Force Base, Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 33954, dated January 20, 1966 and zoned "R-A" Residence-Agriculture District and "R-1" Single Family Residence District. A portion of the property was rezoned by Ordinance 64225, dated December 18, 1986 from "R-A" Residence-Agriculture District and "A" Single Family Residence District to "B-3 NA" Business District, nonalcoholic sales. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned B-3 NA" Business District, nonalcoholic sales converted to the current "C-3 NA" General

Commercial, Nonalcoholic Sales District, the property zoned “R-A” Residence-Agriculture District, nonalcoholic sales converted to the current “NP-10” Neighborhood Preservation District, and the property “R-1” Single Family Residence District converted to the current “R-6” Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope but incursion in a flood plain in the southwest portion of the property.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1” and “C-3NA”

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** “NP-10” and “MI-1”

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** “C-3NA”

**Current Land Uses:** Fire Training Academy and Restaurant

**Direction:** West

**Current Base Zoning:** “I-1” and “R-6”

**Current Land Uses:** Industrial uses

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-2" 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.

"MAOZ"

The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience, and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment therein. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas. The military airport overlay zones are intended to:

- Guide, control, and regulate future growth and development.
- Promote orderly and appropriate use of land.
- Protect the character and stability of existing land uses.
- Enhance the quality of living in the areas affected.
- Protect the general economic welfare by restricting incompatible land uses.
- Prevent the establishment of any land use which would endanger aircraft operations and the continued use of

military airports.

“GC-2”

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

**Transportation**

**Thoroughfare:** State Highway 151

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** South Callaghan Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** West Commerce Street

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 75, 275

**Traffic Impact:** Callaghan Road is identified on the City’s Major Thoroughfare Plan as a Secondary Arterial A (86’ ROW). ROW Dedication may be required. Hwy 151 is a TXDOT Roadway. TXDOT review of ROW and access is required.

**Parking Information:** The minimum parking requirement for a

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “C-3NA” General Commercial, Nonalcoholic Sales District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

The present zoning district designation of “R-6” Residential Single-Family District provide areas for medium-to high-density, single-family residential uses where adequate public facilities and services exist with capacity

to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The present zoning district designation of “NP-10” Neighborhood Preservation District are designed to protect properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that these districts will be applied only to properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order to prevent such subdivisions from being further subdivided in a manner in order to avoid congestion in the streets, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public facilities. The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.

**Proposed:** The proposed “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**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 and Zoning Commission (10-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the 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 “I-1” 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.

**3. Suitability as Presently Zoned:**

The current “C-3NA” General Commercial Nonalcoholic Sales District, “NP-10” Neighborhood Preservation District and “R-6” Residential Single-Family are appropriate for the properties and surrounding area, but the “C

-3” is not a compatible zoning district to the “NP-10” and “R-6”. The proposed “I-1” General Industrial provides continuity of zoning and is appropriate along a major highway. Southwest Research Institute is acquiring additional property for future expansion of their campus/facilities.

#### **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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

ED-1.4 Continue to support the expansion of research institutes, including colleges, and medical facilities, data centers, cyber security facilities, and distribution centers.

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 subject property is 256.77 acres, which could reasonably accommodate industrial uses.

#### **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.

This zoning request includes the intention to construction in the future. If this new construction intends demolition of buildings, then in accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.