



City of San Antonio

Legislation Details (With Text)

File #: 20-3303

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/19/2020

Title: ZONING CASE Z-2020-10700069 (Council District 4): A request for a change in zoning from "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-77 and Lot P-77A, CB 4005, located at 11739 South Zarzamora Street and 11265 South Zarzamora Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z-2020-10700069

SUMMARY:

Current Zoning: "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Rawls Investments, LP

Applicant: Husch Blackwell LLP

Representative: Micah King

Location: 11739 South Zarzamora Street and 11265 South Zarzamora Street

Legal Description: Lot P-77 and Lot P-77A, CB 4005

Total Acreage: 100.5

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base, Planning Department

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 96558 on January 5, 2003. The property was originally zoned "MI-1" Mixed Light Industrial District by Ordinance 98228.

Topography: A portion of the property is within the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Recycling Facility

Direction: East

Current Base Zoning: "MI-1"

Current Land Uses: Agricultural Uses

Direction: South

Current Base Zoning: "MI-1"

Current Land Uses: Agricultural Uses

Direction: West

Current Base Zoning: "MI-1"

Current Land Uses: Auto Part Recycler

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.

Transportation

Thoroughfare: South Zarzamora

Existing Character: Secondary Arterial A

Proposed Changes: Enhanced Secondary Arterial A

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not available at this time.

Parking Information: The minimum parking requirements for an Auto and Light Truck Auction is 1 space per 500 square foot of sales and service building

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “MI-1” Mixed Light Industrial District is established to encourage 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. These districts are located for convenient access from existing and future arterial thoroughfares and railway lines. Furthermore, these districts shall protect and enhance the rural character of the area, attract sources of economic development and growth, promote clean industry, and minimize the adverse effects to adjacent uses. The “S” specific use authorization allows an Auto and Light Truck auction where designated on the approved site plan.

Proposed: The proposed zoning district designation of “I-1” accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and but it is within 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 the approval criteria below.

1. Consistency:

The subject property is located within Heritage South Sector Plan and is currently designated as “Agribusiness RIMSE Tier” in the future land use component of the plan. The requested “I-1” is consistent with “Agribusiness RIMSE Tier”.

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 surrounding area is already zoned “I-1” General Industrial and “MI-1” Mixed Industrial.

3. Suitability as Presently Zoned:

The current “MI-1” Mixed Industrial District zoning is appropriate for the property and surrounding area. The “MI-1” district supports industrial uses and as a special district also takes into consideration the rural location of the proposed uses. The proposed “I-1 General Industrial District is also an appropriate for this property and area, which is primarily industrial and the rezoning to “I-1” is supported by the Heritage South Sector Plan as a consistent zoning district in the “Agribusiness RIMSE Tier”.

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 Heritage South Sector Plan:

- ED-2.1 Support workforce development programs for targeted industries
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

6. Size of Tract:

The subject property is 100.5 acres, which could reasonably accommodate the proposed 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, JBASA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant seeks the rezoning for auto and truck auction.