



City of San Antonio

Legislation Details (With Text)

File #: 19-8788
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/3/2019
Title: ZONING CASE Z-2019-10700282 (Council District 4): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51A, NCB 14567, generally located in the 9600 Block of IH 35 South. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location 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-2019-10700282

SUMMARY:
Current Zoning: "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: December 3, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Brenda Moreno

Applicant: Brenda Moreno

Representative: Salah Diab

Location: Generally located in the 9600 Block of IH 35 South

Legal Description: Lot P-51A, NCB 14567

Total Acreage: 1.000

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation; Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 81105, dated December 31, 1994 and zoned “R-A” Residence-Agriculture district. The subject property converted from “R-A” to “NP-10” Neighborhood Preservation District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “NP-10”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: N/A

Current Land Uses: South Interstate Highway 35 / TxDOT ROW

Direction: East

Current Base Zoning: “NP-10”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Salvage yard / San Antonio Used Auto Parts

Overlay and Special District Information: None

Transportation

Thoroughfare: Cassin Lane

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: TIA determination cannot be made at this time.

Parking Information: The minimum parking requirement for most industrial uses is 1 space per 500 square feet Gross Floor Area of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “NP-10” is part of a series of preservation districts that 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 “L” Light Industrial District provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering, all compatible with adjoining uses. The "L" district implements the following policies of the master plan:

- Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).
- Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).

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.

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 Heritage South 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 of “Agribusiness 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. Typically industrial is not encouraged near residential uses, however Light Industrial is an appropriate buffer between an intense Commercial District such as “C-3” and the adjacent “NP-10”.

3. Suitability as Presently Zoned:

The current “NP-10” Neighborhood Preservation District is not appropriate zoning for the property since the majority of the surrounding area’s uses are currently intense commercial uses. The proposed “L” will bring targeted industry to the area and is consistent with the current land development pattern.

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-1.1 Locate business offices near existing residential areas within the Sector
- 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 1.000 acres, which could reasonably accommodate light 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.