



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1685  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/16/2021  
**Title:** ZONING CASE Z-2020-10700229 S (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600073) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan

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-2020-10700229 S  
(Associated Plan Amendment PA2020-11600073)

**SUMMARY:**

**Current Zoning:** "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

**Requested Zoning:** "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2021

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Jose Ortega

**Applicant:** Jose Ortega

**Representative:** Jose Ortega

**Location:** 13870 Watson Road

**Legal Description:** 2.48 acres out of CB 4298

**Total Acreage:** 2.48

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed into the City of San Antonio on January 5, 2003 by Ordinance 96557 and was zoned "FR" Farm and Ranch District. The subject property was then rezoned from "FR" Farm and Ranch District to "NP-8" Neighborhood Preservation District by Ordinance 2014-08-07-0557 dated Aug 07, 2014.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

**Direction:** East

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

**Direction:** South

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

**Direction:** West

**Current Base Zoning:** "NP-8"

**Current Land Uses:** Cropland

**Overlay and Special District Information:**

"MLOD-2"

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

"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.

**Transportation**

**Thoroughfare:** Watson Road

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None

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

**Routes Serviced:** None.

**Traffic Impact:** A Traffic Impact Analysis (TIA) analysis is not required.

**Parking Information:** The parking requirement for Chemical Manufacturing/Processing is 1 space per 1,500 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of “NP-8” neighborhood preservation district is 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 zoning district designation of “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 uses with proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collections stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufactures, auto paint and body shops, and warehousing.

The “S” Specific Use Authorization will allow all “L” uses in addition to Chemical Manufacturing/Processing.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a Regional Center and is not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 "Suburban Tier" in the future land use component of the plan. The requested "L" base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment from "Suburban Tier" to "Agribusiness/RIMSE Tier." Staff recommends Approval. Planning Commission will consider the plan amendment at the February 24, 2021 public hearing.

### **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. Much of the area is being utilized as some sort of industrial use. The requested Specific Use Authorization maintains the base zoning district of "L" and would allow Welding Shop. The Specific Use Authorization also limits the property and buildings to the submitted site plan.

### **3. Suitability as Presently Zoned:**

The current "NP-8" Neighborhood Preservation District is not appropriate zoning for the property and surrounding area as most of the area is being utilized as industrial. The proposed "L S" Light Industrial District" is an appropriate zoning for the property as the Welding Shop will be limited to the submitted site plan.

### **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:

Goal ED-6: Market Heritage South as a business-friendly environment

Strategies:

- ED-6.1 Create a brand for Heritage South building on the vision for the area
- ED-6.2 Publish promotional material that highlights the benefits of businesses locating in the area
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

### **6. Size of Tract:**

The subject property is 2.48 acres, which could reasonably accommodate the proposed use of Welding Shop.

### **7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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.