City of San Antonio

Legislation Details (With Text)

File #:	21-4325
Type:	Zoning Case
	In control: City Council A Session
On agenda:	6/17/2021
Title:	ZONING CASE Z-2021-10700119 (Council District 4): Ordinance amending the Zoning District Boundary from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600034)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds

Date	Ver.	Action By	Action	Result
6/17/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT: Zoning Case Z2021-10700119
(Associated Plan Amendment PA-2021-11600034)

SUMMARY:
Current Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 1, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Three Rivers-West, LLC, LPC Freeport Centre, LP, Texas Becknell 2011, LLC

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Applicant: United States Glove Company

Representative: Brown & Ortiz, P.C.

Location: 10120 Fischer Road

Legal Description: 129.768 acres out of CB 4301E, CB 4301 and NCB 14494

Total Acreage: 129.768 acres

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Property Details
Property History: The subject property underwent a limited purpose annexation by Ordinance 2014-01-09-0001, dated January 9, 2014 and was originally zoned "L" Light Industrial District and "I-1" General Industrial District. The property was fully annexed by Ordinance 2016-11-10-0881, dated November 10, 2016.

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: "I-1," "NP-10" and "C-2"
Current Land Uses: Railyard, Trader's Village

Direction: East
Current Base Zoning: "L" and "NP-10"
Current Land Uses: Vacant, Loop 410

Direction: South
Current Base Zoning: "I-1" and "C-3"
Current Land Uses: Industrial campuses, baseball fields, fire station

Direction: West
Current Base Zoning: "I-1" and "I-2"
Current Land Uses: Heavy equipment supplier, vacant, industrial warehouses

Overlay and Special District Information:
"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.

"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: Fischer Road
Existing Character: Secondary Arterial A
Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for most heavy industrial uses is 1 space per 1,500 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:
Current: The current “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 current “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.

Proposed: The proposed “I-2” Heavy Industrial District accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or" I -1" district. 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 property is not within a regional center or a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 United Southwest Community Plan and is currently designated as "Industrial." The requested "I-2" Heavy Industrial District is not consistent with the future land use designation. The applicant is seeking a plan amendment to "Heavy Industrial." Staff and Planning Commission recommend Approval.

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 zoning also consists of "I-1" General Industrial and "I-2" Heavy Industrial.

3. Suitability as Presently Zoned:
The current "L" Light Industrial District is an appropriate zoning for the property and surrounding area. The proposed "I-2" Heavy Industrial is also consistent with existing and surrounding zoning. There is established "I -2" Heavy Industrial in the area. The proposed zoning is also appropriate along a major highway, like Loop 410 where large trucks can enter and exit the site without adverse impacts to surrounding properties.

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 United Southwest Community Plan:

Goal 1- Attract new businesses, services and retail establishments to the United Southwest Communities.
Goal 1.1.2- Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH35 South and along Fischer Road.

6. Size of Tract:
The subject property is 129.768 acres, which could reasonably accommodate heavy 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. The Military has indicated that there are no objections to this request.