



# City of San Antonio

## Agenda Memorandum

**File Number:**19-3830

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**Agenda Item Number:** 3.

**Agenda Date:** 5/7/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Zoning Case Z-2019-10700057

**SUMMARY:**

**Current Zoning:** "MI-2 S MLOD-2 MLR-1 AHOD" Mixed Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for an Airport, Non-Governmental

**Requested Zoning:** "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 7, 2019

**Case Manager:** Mirko A. Maravi, Planner

**Property Owner:** Port Authority of San Antonio

**Applicant:** Nathan Lester

**Representative:** Nathan Lester

**Location:** 3130 General Hudnell

**Legal Description:** 163.5 acres out of NCB 12608

**Total Acreage:** 163.5

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Thompson Neighborhood Association and Quintana Community Neighborhood Association

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

### **Property Details**

**Property History:** Subject property was annexed into the City of San Antonio by Ordinance 85092, dated December 31, 1996. Property was rezoned from "I-1" General Industrial to the current "MI-2S" Mixed Heavy Industrial with Special Use Authorization for and Airport, Non-Governmental under Ordinance 2006-01-12-62, dated January 12, 2006

**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:** "R-6," "C-2" and "C-3"

**Current Land Uses:** Cemetery, Office Buildings

**Direction:** South

**Current Base Zoning:** "I-2"

**Current Land Uses:** Railroad

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Railroad and Industrial

**Direction:** West

**Current Base Zoning:** "MI-2S"

**Current Land Uses:** Industrial

### **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:** General Hudnell

**Existing Character:** Super Arterial A

**Proposed Changes:** None Known

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

**Routes Served:** 62, 524

**Traffic Impact:** General Hudnell is identified on the City's Major Thoroughfare Plan as a Primary Arterial Type A (120' ROW). ROW dedication may be required. Clarence Tinker is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type A (86' ROW). ROW dedication may be required. Cupples is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type B (70'-86' ROW). ROW dedication may be required. General Hudnell and Quintana Access are TxDOT roadways. TxDOT review of ROW and access is required. Plat and other associated documents (site plan etc.) should be submitted to TxDOT for review and approval. TIA study required.

**Parking Information:** The minimum parking requirement for a General Commercial property is 1 space per 300 square feet.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MI-2S". The mixed heavy industrial district "MI-2" is established to encourage the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a 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 affects to adjacent uses.

**FISCAL IMPACT:**

None

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

The subject property is within the Port San Antonio Regional Center and 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 West/Southwest Sector Plan and is currently designated as "Mixed Use Center" in the future land use component of the plan. The requested "C-3" 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 "MI-2 S" Mixed Heavy Industrial District with Specific Use Authorization for an Airport, Non-Governmental is an appropriate for the property and surrounding area. The proposed "C-3" is a down zoning and is appropriate for the area.

#### **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 subject site is approximately 164 acres and is comprised of a portion of Lot 1, Block 2, NCB 12608 of the replat and plat of Port Authority of San Antonio. The property is located south of General Hudnell Drive. It is currently developed with multiple buildings that were once part of the former Kelly Field that has been decommissioned and is currently part of the Port San Antonio property that is in the process of being redeveloped by the Port Authority.

A small portion of the subject property along with properties north of the site are within the Kelly/South San PUEBLO Community Plan. The portion of the subject property that is within the Kelly/South San PUEBLO Community Plan is identified as having a land use designation of “Neighborhood Commercial”. The remaining portions of the subject property is identified as “Mixed Use Center: in the West/Southwest Sector Plan.

The portion of the subject property that has the Neighborhood Commercial land use designation of the Kelly/South San PUEBLO Community Plan is in the far northeasterly area of the property. According to the Community Plan, the Neighborhood Commercial land use designation provides for small intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Related zoning districts for this designation area NC, C-1, and O -1.

A large majority of the subject property is not within an adopted Community Plan and is identified as having a designation of “Mixed Use Center” by the West/Southwest Sector Plan. Non-residential uses encouraged in the Mixed Use Center designation are generally detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses. Related zoning districts include MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD.

A small portion of the property is within the Thompson Neighborhood Association. The proposed change of the site’s current MI-2S zone to C-3 would result in the site being generally more consistent with its predominant Mixed Use Center designation since the proposed zone change would be decreasing permissible land use intensity.

The property, along with other surrounding properties, is in close proximity to Lackland Air Force Base thus there is an “AHOD” Airport Hazard Overlay District as well as an “MLOD-2” Military Lighting Overlay District. Both overlay districts are not proposed to change.

The requested C-3 zoning district would be compatible with surrounding properties’ zoning and uses. Properties north of the subject site, immediately south of Billy Mitchell Blvd., which are also part of the Port San Antonio area being redeveloped are currently zoned C-3. The property’s existing overlay districts are not being proposed to change with the rezone request thus additional design standards related to lighting and height restricts ensure use of the property would be compatible with military and airport operations.

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

The subject property is 163.5 acres, which could reasonably accommodate commercial 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, JB SA was notified of the proposed request.

