



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6350

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**Agenda Item Number:** Z-12.

**Agenda Date:** 11/5/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2020-10700196

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 6, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** NAC Industries

**Applicant:** Charlie Acuna

**Representative:** Fernando De Leon

**Location:** 612 Nogalitos Street

**Legal Description:** Lot 4, NCB 10125

**Total Acreage:** 1.558 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property is part of the original 36 Square Miles of San Antonio and was originally zoned "J" Commercial District. The subject property converted from "J" Commercial District to "I-1" General Industrial 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 or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single Family Residential

**Direction:** East

**Current Base Zoning:** "I-1"

**Current Land Uses:** Bakery

**Direction:** West

**Current Base Zoning:** "I-1", "I-2"

**Current Land Uses:** Manufacturing

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Wholesale Florist

**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 nighttime 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:** Nogalitos Street

**Existing Character:** Local

**Proposed Changes:** Local

**Thoroughfare:** E Zavalla Street

**Existing Character:** Local

**Proposed Changes:** Local

**Thoroughfare:** Stribling Street

**Existing Character:** Local

**Proposed Changes:** Local

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

**Route Served:** 51, 251

**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 parking requirement for a professional office is one parking space per 300 square feet. The addition of an “IDZ” overlay waives the minimum off -street parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “I-1” General Industrial Districts accommodate 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 and drug manufacturing, sand and gravel storage and sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**Proposed:** The proposed “I-1 IDZ” will provide an IDZ overlay to waive the minimum parking requirement for the current use. The “I-1” base zoning and all other overlays are to remain the same.

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-2) recommend 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 Lone Star Community Plan and is designated as “Business Park” in the future land use plan. The base “I-1” General Industrial is consistent with the 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. The base zoning district of “I-1” General Industrial will remain the same.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is an appropriate zoning for the property situated within a Business Park district. The requested “IDZ” overlay is also appropriate for the site, which will waive parking for the existing business.

**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 Lone Star Community Plan:

### **Land Use Themes**

- **Goal LU-3: Attract/retain office, retail, and service uses through zoning and development incentives**
  - LU 3.1-** Utilize “special zoning districts” to reduce minimum off-street parking space requirements to facilitate the reuse of existing sites
  - LU-3.7-** Develop shared “par-once” facilities with structured off-street parking to minimize parking requirements for individual business owners and limit space devoted to surface parking lots.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay-zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

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

The subject property is 1.558 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.