



City of San Antonio

Agenda Memorandum

File Number:20-6954

Agenda Item Number: 17.

Agenda Date: 12/1/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2020-10700257 S
(Associated Plan Amendment PA2020-11600071)

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 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: East Group Properties, L.P.

Applicant: E. Environmental, LLC

Representative: Killen, Griffin, and Farrimond PLLC

Location: Generally located in the 6800 block of Fairgrounds Parkway

Legal Description: 0.25 acres out of Lot 4, Block 4, NCB 17246

Total Acreage: 0.25

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland

Property Details

Property History: The property was annexed into the City of San Antonio on December 26, 1972 by Ordinance 41424 and was zoned "I-1" Industrial District. Under the 2001 Unified Development Code established by Ordinance 93881 dated May, 03, 2001, the property converted from "I-1" Industrial District to "I-1" General Industrial District.

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"

Current Land Uses: Business Park

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Business Park

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Business Park

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Business Park

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: Fairgrounds Parkway

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 82 and 282

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 “I-1” accommodates 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 & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The “S” Specific Use Authorization will allow all “I-1” 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment from “General Urban Tier” to “Specialized Center.” Staff recommends Approval. The Planning Commission recommendation is pending the December 16, 2020 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. The requested Specific Use Authorization maintains the base zoning district of “I-1” and would allow Chemical Manufacturing/Processing. The Specific Use Authorization also limits the property and buildings to the submitted site plan.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is appropriate zoning for the property and surrounding area. The proposed “I-1 S” is also an appropriate zoning for the property as it maintains the “I-1” base zoning and under site specific circumstances may allow the Chemical Processing uses as well.

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:

- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
 - Strategies:
 - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
 - ED-3.2 Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
 - ED-3.3 Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
 - ED-3.4 Continue to utilize/increase code enforcement and other programs to address crime and graffiti
- Goal ED-4 Infill and redevelopment opportunities are well planned and incentivized within Loop 410
 - Strategies:
 - ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments
 - ED-4.2 Utilize TIRZ and the Inner City Reinvestment/Infill Policy (ICRIP) to incentivize improvements to existing sites
 - ED-4.3 Connect employment centers to bicycle and pedestrian paths
 - ED-4.4 Encourage upgrades to existing infrastructure within Loop 410
 - ED-4.5 Promote the burying of utility lines where feasible

6. Size of Tract:

The subject property is 0.25 acres, which could reasonably accommodate the proposed use of Chemical Manufacturing/Processing.

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. The Military has indicated that there are no objections to this request.