



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700105 S

SUMMARY:

Current Zoning: “I-2 MLOD-3 MLR-1 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: “I-2 S MLOD-3 MLR-1 AHOD” Heavy Industrial Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Drone Delivery Station

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025. This case was continued from May 6, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: USRE Star, LLC

Applicant: Stantec Engineering c/o Evan Luchkiw

Representative: Stantec Engineering c/o Evan Luchkiw

Location: 6806 Cal Turner Drive

Legal Description: on 0.463 acres out of NCB 17995

Total Acreage: 0.463

Notices Mailed**Owners of Property within 200 feet:** 5**Registered Neighborhood Associations within 200 feet:** N/A**City-Wide Community Organizations:** Women in Film & Television San Antonio and San Antonio African American Community Archive and Museum**Applicable Agencies:** Martindale Army Air Field, Planning**Property Details****Property History:** The subject property was annexed into the City of San Antonio by Ordinance 2017-08-31-0622, dated August 30, 2017, and zoned "I-2" Heavy Industrial District.**Code & Permitting History:** There is no code enforcement or permitting history for the subject property.**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** I-2**Current Land Uses:** Warehouse**Direction:** South**Current Base Zoning:** I-2**Current Land Uses:** Outdoor storage, Warehouse**Direction:** East**Current Base Zoning:** I-2**Current Land Uses:** Warehouse, Vacant Land**Direction:** West**Current Base Zoning:** I-2**Current Land Uses:** Warehouse**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District 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.

Special District Information:

None.

Transportation**Thoroughfare:** Cascade Drive**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There is no public transit within walking distance of the subject property.**Routes Served:** N/A**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** The parking requirements for industrial uses can be found in the Unified Development Code, Table 526-3b. The minimum parking requirement for a Heliport is 1 per 4 seating accommodations for waiting passengers plus 0.5 per employee.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was 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 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed Zoning: "I-2 S" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was 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 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

The Specific Use Authorization is for Drone Delivery Station.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center or within ½ a mile of a 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 approval criteria below.

1. **Consistency:** The subject property is located within the IH-10 East Corridor Perimeter Plan, adopted in 2001, and is currently designated as “Industrial” in the future land use component of the plan. The requested “I-2” 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “I-2” Light Industrial District and observing warehousing and distribution uses.
3. **Suitability as Presently Zoned:** The existing “I-2” Heavy Industrial District is an appropriate zoning for the property and surrounding area. The proposed “I-2 S” Heavy Industrial District with a Specific Use Authorization for Drone Delivery Station is also appropriate. The property has an existing warehouse and commercial parking lot. The requested zoning change for a Specific Use Authorization for Drone Delivery Station is to accommodate Amazon’s Prime Air drone delivery system. The proposed use and zoning are consistent with surrounding properties as it is located within an industrial area and in proximity to multiple properties with warehouse and distribution uses. The applicant has coordinated with Martindale Air Field as it relates to flight paths and regulations.
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 request does not appear to conflict with public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - JEC P5: Invest in the creation, development and redevelopment of employment hubs that allow for the collocating of businesses within target industries.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
6. **Size of Tract:** The subject property is 0.463 acres, which can reasonably accommodate the proposed industrial development.
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 may, under the right set of circumstances and conditions be acceptable in certain specific locations. The applicant is rezoning to a drone delivery station.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates industrial uses.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.