



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700045

SUMMARY:

Current Zoning: "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Juan Rivera Jr.

Applicant: Joe Adam

Representative: Johnny Rivera III

Location: 1851 Rigsby Avenue

Legal Description: Lot 2, Block 1, NCB 10314

Total Acreage: 0.1363 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale, Planning Department, TxDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 15765, dated October 17, 1951, and zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "L" First Manufacturing District converted to the current "I-2" Heavy Industrial District.

Code & Permitting Details:

ZONING-NCU-REG-2021-11300027 – Nonconforming Use/Development Preservation Rights Registration – About to Expire – March 2021

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: "MF-33," "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "I-1," "C-2 NA," "C-3"

Current Land Uses: Used Car Dealer, Vacant Land, Dollar Store

Direction: East

Current Base Zoning: "I-2," "C-3"

Current Land Uses: Restaurants, Barber Shop. Auto Body Shop

Direction: West

Current Base Zoning: "I-2," "I-1," R-4"

Current Land Uses: Vacant Land, Bar, Machine Shop

Overlay District Information:

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:

N/A

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A
Proposed Changes: None known.

Thoroughfare: Roland Avenue
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Pecan Valley Drive
Existing Character: Secondary Arterial Type A
Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 28, 30, 230.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a hobby store is 1 space per 300 sf GFA and the maximum parking requirement is 1 space per 200 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “I-2” Heavy Industrial Districts allow 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: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:
None.

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

Subject property is not located within a Regional Center and is not within ½ a mile from 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 Eastern Triangle Community Plan, adopted May 2009, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-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 “R-4” Single-Family Residential District, MF-33” Multi-Family District, “C-2 NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “I-1” Industrial District, and “I-2” Heavy Industrial District.
- 3. Suitability as Presently Zoned:** The existing “I-2” Heavy Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The subject property is located within proximity to existing commercial base zoning districts. The request would allow less intense uses abutting existing residential. The subject property is located off a primary arterial road, which can accommodate thoroughfare traffic.
- 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 any public policy. Relevant Goals and Policies of the Eastern Triangle Community Plan may include:
 - **Goal 7:** Create a community wide economic development plan.
 - **Objective 7.2:** Attract new businesses to the Eastern Triangle.
 - **Goal 8:** Expand and build thriving commercial corridors.
 - **Goal 9:** Promote diversification of businesses and services.
- 6. Size of Tract:** The 0.1363-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The change of zoning request is to allow a hobby store on the subject property.

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.