



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700271

SUMMARY:

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

Requested Zoning: "MXD MLOD-3 MLR-2 AHOD" Mixed Use Development Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 100 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Qubed San Antonio Red Roof, LLC & PrivCap Boymed, LLC

Applicant: San Antonio Qubed, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 4621 Rittiman Road

Legal Description: Lot 7, NCB 16095

Total Acreage: 1.1620 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Airfield, Fort Sam Houston, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 39443, dated May 27, 1971, and zoned Temporary "A" Single Family Residence District. The property was rezoned by Ordinance 45726, dated September 18, 1975, to "I-1" Light Industry District. The property was rezoned by Ordinance 48373, dated August 18, 1977, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

Code & Permitting Details:

Nonconforming Use/Development Preservation Rights Registration – Motel (ZONING-NCU-REG-2022-11300098) August 2022

Nonconforming Use/Development Preservation Rights Registration Renewal – Motel (ZONING-NCU-REN-2023-11400007) February 2023

Nonconforming Use/Development Preservation Rights Registration Renewal – Motel (ZONING-NCU-REN-2023-11400034) September 2023

Nonconforming Use/Development Preservation Rights Registration Renewal – Motel (ZONING-NCU-REN-2024-11400018) May 2024

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-1"

Current Land Uses: Oversized Vehicle Service and Repair

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Food Service Establishments

Direction: South

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

Current Land Uses: Food Service Establishments

Direction: West

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

Current Land Uses: Food Service Establishments

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.

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.

Special District Information:

N/A

Transportation

Thoroughfare: Rittiman Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: IH 35 North

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 8

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for multi-family is 1.5 spaces per unit. The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: The "I-1" General Industrial District 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 Zoning: "MXD" Mixed Use District is to provide a concentrated mix of residential, retail, service, and office uses.

The request for "MXD" Mixed Use District is to permit commercial uses and a maximum density of 100 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Looper Premium Metro 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 zoned "I-1" General Industrial District, "C-2" Commercial District, and "C-3" General Commercial District.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The proposed "MXD" Mixed Use District with a maximum density of 100 units per acre is also appropriate. The property is currently being used as a Motel and is developed to accommodate the requested uses. Given that the property fronts a minor secondary arterial, staff finds that it meets the locational requirements to accommodate traffic. Additionally, the applicant will have to adhere to the prescribed site plan required for Mixed Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
6. **Size of Tract:** The 1.1620-acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** 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.

The subject property is located within the Fort Sam Houston 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.

The property is proposed for development of multifamily uses that shall not exceed 100 units per acre. At 1.1620 acres, there could potentially be development of 116 units.

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

The request is for commercial uses and a maximum density of 100 units per acre.