



City of San Antonio

Agenda Memorandum

Agenda Date: May 21, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700089

SUMMARY:

Current Zoning: "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2024

Case Manager: Bronte Frere

Property Owner: XXX

Applicant: XXX

Representative: XXX

Location: XXX

Legal Description: XXX

Total Acreage: XXX

Notices Mailed**Owners of Property within 200 feet: XXX****Registered Neighborhood Associations within 200 feet: XXX****Applicable Agencies: XXX****Property Details****Property History: XXX****Code & Permitting Details:****REP-CRP-PMT23-35400381 - Minor Commercial Repair Permit – September 2023****DEM-DEM-PMT23-39200364 – Demolition Permit – September 2023****Topography: XXX****Adjacent Base Zoning and Land Uses****Direction: XXX****Current Base Zoning: XXX****Current Land Uses: XXX****Direction: XXX****Current Base Zoning: XXX****Current Land Uses: XXX****Direction: XXX****Current Base Zoning: XXX****Current Land Uses: XXX****Direction: XXX****Current Base Zoning: XXX "I-1"****Current Land Uses: XXX****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: Interstate Highway 10 East Access Road****Existing Character: Access Road**

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10 East

Existing Character: Interstate

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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 required for “truck repair and maintenance” and “truck stop or laundry” is 1 per 500 sf GFA including service bays, wash tunnels, and retail areas, and the maximum allowed is 1 per 375 sf GFA including service bays, wash tunnels, and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: C-2 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. C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: The 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

XXX

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:** XXX
2. **Adverse Impacts on Neighboring Lands:** XXX
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The requested “I-1” General Industrial District is also appropriate. The subject property is located within a section of the Interstate Highway 10 access road area that allows for similar uses such as truck repair, truck sales, and other uses allowed in an “I-1” base zoning district. There are also “I-1” zoned properties in proximity to the subject property.
4. **Health, Safety and Welfare:** XXX
5. **Public Policy:** XXX
Goal 3: Develop policies to minimize the negative impact and maximize the benefit from development located outside and adjacent to San Antonio’s City Limits.
Industrial Land Use Goals: Provide for adequate buffers (landscaping berms, fences, walls, or open spaces) to mitigate adverse noise and visual impacts from non-residential uses.
6. **Size of Tract:** The 13.848-acre site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** The request is to bring the property into a zoning district that allows the current uses.

On September 13, 2023, the Office of Historic Preservation staff determined that a demolition permit may be issued in accordance with the UDC at this property.

The subject property is located within the Martindale/Randolph AFB 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.