



City of San Antonio

Agenda Memorandum

Agenda Date: January 21, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700322

SUMMARY:
Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 21, 2025.
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous
Applicable Agencies: x

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 12364, dated July 26, 1950, and zoned “LL” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “LL” First Manufacturing District converted to the current “I-2” Heavy Industrial District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: A portion of the property is located within the 100 year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: “AE-3”

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas. 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: Frost Bank Center 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: 24, 222.

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 at Unified Development Code, Table 526-3b.

ISSUE:

x

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-1" General Industrial Districts accommodate 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:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

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:** x

2. **Adverse Impacts on Neighboring Lands:** x

3. **Suitability as Presently Zoned:** x

4. **Health, Safety and Welfare:** x

5. **Public Policy:** x Relevant Goals and Policies of the Arena District/Eastside Community Plan may include:

- **Land Use Guiding Principle 2.1:** Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
- **Urban Design Goal 3.3:** Concentrate industrial uses.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **JEC Goal 2:** Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
- **JEC Goal 4:** San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

6. **Size of Tract:** x

7. **Other Factors:** The proposed zoning is to allow for a holding area for livestock during the San Antonio Rodeo.

The eastern portion of the subject site is inundated by the FEMA effective floodplain as well as the draft DFIRM updated floodplain. Any additional improvements to the subject site will require coordination with Public Works before submitting for permitting. Please reach out to Sabrina Santiago at 210.207.0182 or via email Sabrina.santiago@sanantonio.gov.

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.