



City of San Antonio

Agenda Memorandum

Agenda Date: February 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700334

SUMMARY:

Current Zoning: "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 4, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Shoal Creek Properties, LTD

Applicant: MAJCO LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 3935 North Panam Expressway

Legal Description: Lot 2, NCB 10571

Total Acreage: 2.919 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** N/A**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:** Martindale, Fort Sam Houston, Planning Department, TxDOT**Property Details****Property History:** The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, 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:** 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:** Trucking Company, Building Material Supplier, Distribution Service, Forklift Dealer**Direction:** South**Current Base Zoning:** "I-2"**Current Land Uses:** Wheel Alignment Service, Lighting Manufacturer**Direction:** East**Current Base Zoning:** "I-2"**Current Land Uses:** County Government Office/Fleet Maintenance**Direction:** West**Current Base Zoning:** "C-3," "I-2"**Current Land Uses:** Hotel**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: North Panam Expressway/IH-35 North Access Road

Existing Character: Interstate Highway

Proposed Changes: None known.

Thoroughfare: Seguin Road

Existing Character: Local Road

Proposed Changes: None known.

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

Routes Served: 21

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:

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: "L" Light Industrial District provide for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

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 located within the Fort Sam Houston 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 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 "I-2" Heavy Industrial District and "C-3" General Commercial 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 "L" Light Industrial District is also appropriate. The request would be a down zone from the current industrial zoning, thus permitting less intense uses than are currently allowed for the subject property. The subject property is surrounded by and abutting "I-2" base zoning districts, making the request characteristic of the area.
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 SA Tomorrow Comprehensive Plan may include:
 - **GCF P6:** Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.
 - **GCF P7:** Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - **JEC Goal 1:** Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
6. **Size of Tract:** The 2.919 acres site is of sufficient size to accommodate the proposed industrial development.
7. **Other Factors:** The proposed zoning is to allow for auto and light truck repair and tire repair for auto and small truck.

One access may be allowed onto IH 35 frontage. An irrevocable ingress/egress easement would be required with the adjacent supply store. TxDOT coordination would be required.

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.