



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 5, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

ZONING CASE Z-2023-10700317 (Association Plan Amendment PA-2023-11600079)

**SUMMARY:**

**Current Zoning:** "NP-10 MLOD-3 MLR-2 AHOD" Neighborhood Preservation 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:** December 5, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** John & Norma J. Kasper

**Applicant:** Michael N. Shackelford

**Representative:** Michael N. Shackelford & Sonny Knox

**Location:** 2495 FM 1516 North

**Legal Description:** Lot P-5E, NCB 17996

**Total Acreage:** 7.8150

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Martindale/Randolph Air Force Base, Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 61632, dated December 29, 1985 and zoned "R-A" Residence Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

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

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1 and C-3

**Current Land Uses:** Vacant Property

**Direction:** East

**Current Base Zoning:** OCL

**Current Land Uses:** Oversize Vehicle Storage

**Direction:** South

**Current Base Zoning:** NP-10

**Current Land Uses:** Vacant Property

**Direction:** West

**Current Base Zoning:** NP-10

**Current Land Uses:** Vacant Property

**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:**

None.

**Transportation**

**Thoroughfare:** FM 1516 N

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Public Transit:** There is no public transportation within walking distance of the subject property.

**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:** Minimum parking requirements are determined by the proposed use. Minimum parking requirements can be found in Sec. 35-526.- Parking and Loading Standards in the Unified Development Code. There is not a specified use for the property at this time, however the use proposed is industrial.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

**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:**

The subject property is not located within a Regional Center or 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 IH-10 East Corridor Perimeter Plan, adopted March 20, 2008, and is currently designated as "Low Density Residential" in the future

land use component of the plan. The requested "I-1" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Industrial". Staff and Planning Commission recommend Approval.

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. There is "I-1" General Industrial to the north of the subject property.
3. **Suitability as Presently Zoned:** The existing "NP-10" Neighborhood Preservation District is not an appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. Although the current "NP-10" base zoning matches the "NP-10" base zoning adjacent to the subject property, residential uses are inconsistent and incompatible with the surrounded uses. Surrounding properties are zoned "C-3" and "I-1" with established industrial and intense commercial uses in the area. The subject property is the only property developed for residential uses in the area with the other properties zoned "NP-10" currently vacant. The intent to sell the property would open the opportunity to develop the property for uses that better align with the surrounding uses in the "I-1" base zoning district.
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 objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - 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.
  - JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.
6. **Size of Tract:** The 7.8150 acre site is of sufficient size to accommodate the proposed industrial 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.

