



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700322

SUMMARY:

Current Zoning: "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: SALE Property Holdings, LLC

Applicant: SALE Property Holdings, LLC

Representative: Brown & McDonald, PLLC

Location: 706 Frost Bank Center Drive

Legal Description: Lot 1, NCB 10577

Total Acreage: 2.000 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: United Homeowners Improvement Association Neighborhood Association

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, Office of Historic Preservation, Planning Department, Public Works Department

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: North

Current Base Zoning: “I-1,” “I-2”

Current Land Uses: Vacant Land, Welding Supply Store

Direction: South

Current Base Zoning: “AE-3”

Current Land Uses: Golf Course, Parking Lots, Frost Bank Center

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Trunk Repair, Auto Body Shop, Vacant Land

Direction: West

Current Base Zoning: “I-2”

Current Land Uses: Stock Show Facility, Produce Market

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:

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: "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:

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 and Zoning Commission recommend 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 Arena District/Eastside Community Plan, adopted December 2003, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “I-1” base zoning district is consistent with the future land use designation.
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 “AE-3” Arts & Entertainment District, “I-1” General Industrial District, and “I-2” Heavy Industrial 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 “I-1” General 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 “I-2” base zoning districts and is abutting “I-1,” 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 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 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 2.000 acres site is of sufficient size to accommodate the proposed industrial development.

- 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.