



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700037CD

(Associated Plan Amendment PA-2022-11600014)

SUMMARY:

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

Requested Zoning: "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Cynthia Canales

Applicant: Cynthia Canales

Representative: Cynthia Canales

Location: 9249 Interstate Highway 10 East

Legal Description: Lot 14-17, Block 1, NCB 17640

Total Acreage: 0.9524 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 43744 dated June 23, 1974 and zoned "Temporary R-1" Single Family District. The subject property was partially rezoned by Ordinance 58724 dated May 10, 1984 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "B-3" Business District converted to the current "C-3" Commercial District.

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: "MH" Manufactured Housing

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "UZROW" Utility Easement

Current Land Uses: Interstate 10

Direction: East

Current Base Zoning: "C-3" General Commercial

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3" General Commercial

Current Land Uses: Vacant

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: Interstate Highway 10 East Access Road

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Lincolnwood Drive

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There are no routes within walking distance.

Routes Served: N/A

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 dwelling is 1.5 spaces for every unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3” General Commercial 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: “C-2 CD” Commercial Districts 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.

The “CD” Conditional Use allows Truck Repair and Maintenance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not in a Regional Center but is located within ½ a mile from the I-10 Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 and is currently designated “Low Density” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial.” 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.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with the Conditional Use for Truck Repair and Maintenance is also an appropriate zoning for the area. The proposed “C-2” Commercial District lowers the intensity of commercial uses on the property and the “CD” Conditional Use allows consideration of a single more intense use of Truck Repair and Maintenance with any needed Conditions such as fencing and landscape buffering.
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 policies of the IH 10 East Corridor Perimeter Plan:
 - **GM Goal 1:** Utilize City resources and authority to manage growth and development
 - **GM Goal 2:** Develop a process for responding to projected change.
 - **GM 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.
 - **MA Goal 1:** Improve southbound and eastbound access to Cornerstone Industrial Center from Loop 410 and IH 10 to enhance its development potential as an economic generator.
6. **Size of Tract:** The 0.9524-acre site is not of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Martindale Army Airfield Lighting Overlay District. 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.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.