



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 4, 2022

**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-2022-10700255

**SUMMARY:**

**Current Zoning:** “C-2 MLOD-3 MLR-1 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “NP-10 MLOD-3 MLR-1 AHOD” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** “R-4 MLOD-3 MLR-1 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 4, 2022

**Case Manager:** Mark Chavez, Planner

**Property Owner:** San Antonio LD, LLC

**Applicant:** San Antonio LD, LLC

**Representative:** Killen, Griffin & Farrimond

**Location:** 8005 Interstate Highway 10 East

**Legal Description:** 4.817 Acres out of NCB 17990

**Total Acreage:** 4.817

**Notices Mailed**

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

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

**Applicable Agencies:** Martindale Army Airfield & Randolph Airforce Base

**Property Details**

**Property History:** The property was annexed by Ordinance 61631 dated December 29, 1985, and originally zoned Temporary "R-1" Single-Family Residence District. Under Ordinance 89030 dated November 2, 1989, the northern portion of the subject property was rezoned to "R-A" Residence- Agriculture District. The Southern portion of the subject property rezoned to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the northern portion of the property rezoned to "NP-10" Neighborhood Preservation and the southern portion rezoned to "C-2" 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:** OCL

**Current Land Uses:** Manufactured Housing

**Direction:** South

**Current Base Zoning:** C-2, NP-10

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** NP-10, C-2

**Current Land Uses:** Commercial, Diesel Mechanic

**Direction:** West

**Current Base Zoning:** MH, MHC

**Current Land Uses:** Manufactured Housing

**Overlay District Information:**

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" does not restrict permitted uses but does regulate outdoor lighting 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.

**Transportation**

**Thoroughfare:** Interstate Highway 10 East

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance.

**Routes Served:** N/A

**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:** The minimum amount of parking spaces provided for Residential Single Family zoning is 1 per unit and no maximum.

**Proximity To Regional Center/Premium Transit Corridor:**

Subject property is not located within a Regional Center and or within ½ mile of the Premium Transit Corridor.

**ISSUE:**

None

**ALTERNATIVES:**

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:** The subject property is located within the IH 10 East Perimeter Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” 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.

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

The existing “C-2” Commercial District and “NP-10” Neighborhood Preservation is appropriate zoning for the property and surround area. Surrounding land uses include vacant land to the south, north with commercial uses on the east and residential homes to the west. The proposed “R-4” base zoning district is also appropriate and provides more density for a small residential subdivision along an interstate.

### **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 IH 10 East Perimeter Plan may include:**

- **Goal 3: Compatibility of Land Uses**
  - Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- **Goal 4: Improve the Corridor**
  - Analyze design standards that can be implanted along the IH 10 East Corridor

**6. Size of Tract:** The 4.817-acre site is of sufficient size to accommodate the proposed “R-4” Residential Development.

### **7. Other Factors:**

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

\*\*\*The applicant is rezoning to create compliant zoning in order to develop a 45 residential subdivision. This subdivision will continue outside city limits.

