



City of San Antonio

Agenda Memorandum

Agenda Date: August 3, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700125

(Martindale Heliport Hazard Overlay District Large Area Rezoning)

SUMMARY:

Current Zoning: “I-1 MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District

Requested Zoning: “I-1 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, “C-3 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2023

Case Manager: Valeria Seca, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: Martindale Heliport Hazard Overlay District

Legal Description: approximately 40 acres of land out of NCB 17322 for properties generally located starting at the center of the north end of the Martindale Army Heliport runway and extending 600 feet to the east and west, then north to IH-10. IH-10 will act as the northernmost boundary.

Total Acreage: approx.. 40 acres

Notices Mailed

Owners of Property within the overlay: 4

Registered Neighborhood Associations: None

Applicable Agencies: Martindale Army Heliport

Property Details

Property History: The subject properties were annexed into the City of San Antonio by ordinance 57496, dated September 29, 1983 and ordinance 61632, dated December 29, 1985. The properties were zoned "I-1" Light Industrial District and "I-2" Heavy Industrial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industrial District converted to the "I-1" General Industrial District and "I-2" Heavy Industrial District converted to the "I-2" Heavy Industrial District. A portion of the property out of NCB 17322 was rezoned by ordinance 2016-09-15-0711, dated September 15, 2016 to "I-2 S" Heavy Industrial with Specific Use Authorization for a Used Auto Parts Recycler.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, I-2, C-3

Current Land Uses: Industrial, Commercial

Direction: East

Current Base Zoning: I-1

Current Land Uses: Industrial

Direction: South

Current Base Zoning: I-2, C-2

Current Land Uses: Industrial, Commercial

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Overlay District Information:

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.

The "MLOD-3 MLR-1" Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 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 "MSAO-2" Martindale Military Sound Attenuation 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: IH-10

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

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Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, “C-3 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center or 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 properties are located within I-10 East Perimeter plan and within the potential hazard area of the Martindale Army Heliport runway. The base zoning districts will remain unchanged. The proposed overlay district designation is consistent with the safety of the impacted properties.
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 rezoning strategy includes, field and data analysis conducted by staff to make appropriate zoning recommendations based on the current use of properties.
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 proposed overlay does not conflict with the following goals and strategies of the I-10 East Perimeter plan.

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:** approx. 40 acres

7. **Other Factors:** City Council approved a resolution on May 4, 2023 (Resolution # 2023-05-04-0015R), directing the Development Services Department to create an overlay district known as the Martindale Heliport Hazard Overlay District “MHHOD” that would restrict the height of structures surrounding the Martindale Army Heliport and amend the zoning of properties located within the Accident Potential Zone (APZ). The overlay impacts properties generally located to the north of the Martindale Army Heliport starting at the center of the north end of the runway and extending 600 feet to the east and west, then north to IH-10. IH-10 will act as the northernmost boundary.