



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700017

(Associated Plan Amendment PA-2022-1100007)

SUMMARY:

Current Zoning: "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "BP MLOD-3 MLR-2 AHOD" Business Park Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "BP MLOD-3 MLR-2 AHOD" Business Park Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Summer McCann, Planner

Property Owner: Ottley Properties LLC

Applicant: Ottley Properties LLC

Representative: Killen, Griffin & Farrimond PLLC

Location: Generally located in the 5400 block Eisenhower Road

Legal Description: 48.9062 Acres out of NCB 15894

Total Acreage: 48.9062 Acres

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: Camelot 1 Neighborhood Association, Bryce Place Homeowners Association

Applicable Agencies: Martindale Army Air Field

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41431 dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. A portion of the property was rezoned to "R-3" Multiple-Family Residence District and "B-2" Business District by Ordinance 58693 dated May 3, 1984. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District, the portion of the property zoned "B-2" converted to "C-2" Commercial District and the portion zoned "R-3" Multiple-Family Residence District converted to "MF-33" Multi-Family District. A portion of the property was rezoned to "BP" Business Park District by Ordinance 96338 dated, September 12, 2002.

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: "R-6", "MF-33", "C-3R"

Current Land Uses: School, Grocery Store, Multi-Family

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "C-2", "BP"

Current Land Uses: Senior Center, Vacant Land

Direction: West

Current Base Zoning: "RM-4", "R-6", "C-2"

Current Land Uses: Vacant Land, School, Single-Family Dwellings

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: Eisenhower Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is (SOLELY) solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**. A TIA Report will be Required.

Parking Information: The minimum parking requirement for Office Warehouse is 1 per 2,000 sf GFA

ISSUE: None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial 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.

"MF-33" Multi-Family district permits multi-family up to 33 units per acre.

"R-6" Residential Single-Family district allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

“BP” Business Park districts are located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

Proposed Zoning: “BP” Business Park districts are located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within ½ a miles from the Premium Transit 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 Camelot 1 Neighborhood Plan and is currently designated as “Low Density Residential” and “Business Park” in the future land use component of the plan. The requested “BP” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Business Park”. 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-2” Commercial District, “MF-33” Multi-Family District, “R-6” Residential Single-Family and “BP” Business District are appropriate zonings for the property and surrounding area. The proposed “BP” Business District is also appropriate and presents the opportunity for the development of vacant land. The property is abutting various uses and would be consistent with neighboring “BP” zoning to the East. The requested zoning creates a more cohesive zoning pattern for the property and surrounding area. Additionally, the proposed development is appropriate given proximity to Loop 410 and a premium transit corridor.
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 rezoning does appear to conflict with the following goals, principles, and objectives of the Camelot 1 Neighborhood Plan:
 - Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

- Encourage a balance of new development and redevelopment of target areas.
 - Promote economic development and integrate environmental quality protection.
6. **Size of Tract:** The 48.9062-acre site is of sufficient size to accommodate the proposed Business Park 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.

The applicant is rezoning to allow for the development of Office/Warehouse Space.