



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 20, 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-2022-10700227 (Associated Plan Amendment PA-2022-11600086)

**SUMMARY:**

**Current Zoning:** "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "MXD MLOD-3 MLR-1" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 2022

**Case Manager:** x

**Property Owner:** x

**Applicant:** x

**Representative:** x

**Location:** x

**Legal Description:** x

**Total Acreage:** x

**Notices Mailed**

**Owners of Property within 200 feet:**

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:**

**Property Details**

**Property History:**

**Topography:** x

**Adjacent Base Zoning and Land Uses**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**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.

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:**

**Existing Character:**  
**Proposed Changes:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**Thoroughfare:**  
**Existing Character:**  
**Proposed Changes:**

**Thoroughfare:**

**Existing Character:**  
**Proposed Changes:**

**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**ISSUE:**

**ALTERNATIVES:**

Current Zoning: O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: To provide a concentrated mix of residential, retail, service, and office uses.

**FISCAL IMPACT:**

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

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

1. **Consistency:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x
6. **Size of Tract:** x

## 7. Other Factors x