



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 20, 2023

**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-2023-10700125

**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

**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 floodplain

**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" 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 "MSAO-2" Martindale Army Airfield Military Sound Attenuation Overlay District does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-2" regulations apply to new construction of habitable structures.

**Special District Information:**

None

**Transportation**

**Thoroughfare:** IH-10

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**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 reported.

**Parking Information:** There is no parking requirement.

**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 reported.

**Parking Information:** There is no parking requirement.

**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:**

**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

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**FISCAL IMPACT:**

There is no fiscal impact.

**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 recommends 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. 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 The tract is approximately 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.