



City of San Antonio

Agenda Memorandum

Agenda Date: March 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700018

(Associated Plan Amendment Case PA-2024-11600010)

SUMMARY:

Current Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Districts

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 19, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Rittiman Crossroads, LLC

Applicant: K-Love Engineering

Representative: K-Love Engineering

Location: 6357 Rittiman Road

Legal Description: Lot 22, Block 3, NCB 17730

Total Acreage: 3.2204 acres

Notices Mailed**Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** Martindale Army Airfield, Randolph AFB, Planning Department**Property Details**

Property History: One portion of the property was annexed into the City of San Antonio by Ordinance 59774, dated December 30, 1984, and zoned "Temporary R-1" Single-Family Residence District. The remaining section was annexed into the City of San Antonio by Ordinance 61619, dated December 29, 1985, and zoned "Temporary R-1" Single-Family Residence District. The property was rezoned by Ordinance 63081, dated June 19, 1986, to "I-1" Light Industrial District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "B-3" Business District converted to the current "C-3" General Commercial District and the portion zoned "I-1" Light Industrial converted to the current "I-1" General Industrial.

Code & Permitting Details:

Commercial Project Application (COM-PRJ-APP23-39802696) – October, 2023

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"**Current Land Uses:** Industrial Uses, Vacant**Direction:** South**Current Base Zoning:** "C-3"**Current Land Uses:** Restaurant**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Manufacturing Warehouse, Storage Units**Direction:** West**Current Base Zoning:** "I-1", "C-3"**Current Land Uses:** Restaurant, Vacant**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: Rittiman Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None

Thoroughfare: Farm-To-Market Road 78

Existing Character: Principal Primary Arterial A

Proposed Changes: None

Public Transit: There are no VIA transit options within a ½ mile of the subject property.

Traffic Impact: **The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is Not Required.

Parking Information: The minimum parking requirement for Industrial Uses is 1 space per 1,500 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

"C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ a mile from the FM78 Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 IH 10 East Perimeter Plan, adopted March 2008, and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Industrial”. Staff recommends Denial. On March 13, 2024 the Planning Commission recommended Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. The surrounding area is “C-3” General Commercial and “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial and “C-3” General Commercial District are appropriate zoning districts for the property and surrounding area. While the proposal for “I-1” General Industrial District would provide uniform zoning across the property, it is not appropriate for the abutting properties and uses. The large area rezoning from 1986 established a “C-3” General Commercial District buffer along Rittiman Road and FM78, which is primarily occupied by small scale commercial businesses. Even though most of the subject property is existing “I-1” General Industrial, there is a piece that encroaches the “C-3” General Commercial buffer and has the potential to introduce incompatible industrial uses near an established commercial 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 request does not appear to conflict with any public policy objective. Relevant Goals and Objectives from the Comprehensive Plan may include:

- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and business.

Relevant Goals and Policies of the IH 10 East Corridor 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.
 - Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.
- Goal 4: Improve the Corridor
 - Analyze design standards that can be implanted along the IH 10 East Corridor
 - Promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric.

6. **Size of Tract:** The 3.2204-acre site is of sufficient size to accommodate the proposed "I-1" rezone.
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.

Access may not be allowed on FM 78. TxDot coordination would be required.