



City of San Antonio

Agenda Memorandum

Agenda Date: May 17, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700106

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Blue Beacon, Inc.

Applicant: David E. Johnson

Representative: David E. Johnson

Location: 5515 Interstate Highway 10 East

Legal Description: Lot 2, NCB 17982 and Lot P-29, NCB 10600

Total Acreage: 10.0 acres

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Planning Department, Aviation, Martindale Army Airfield**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61630 dated December 29, 1985 and zoned Temporary "R-1" Single-Family Residence District. The property rezoned under Ordinance 63389, dated August 21, 1986 from Temporary "R-1" Single-Family Residence District to "I-1" Light Industry District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District and "B-3" Business District converted to the current "I-1" General Industrial District and "C-3" General Commercial District.

Topography: A portion of the property is located in the Aquifer Artesian Zone. The property is also located within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** I-1**Current Land Uses:** Chemical Wholesaler, Plumbing, Steel Distributor, Dairy Supplier, Auto Shop**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Tire Service, I-10 Frontage Road**Direction:** East**Current Base Zoning:** I-1, C-3**Current Land Uses:** Truck Dealer, Truck Stop**Direction:** West**Current Base Zoning:** I-1, C-3**Current Land Uses:** Bottled Water Supplier, Mover, Transportation Service**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: Ackerman Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: I-10 Frontage Road

Existing Character: Interstate

Proposed Changes: None

Public Transit: The subject property is not within proximity to any public transit routes.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement is 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “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.

“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.

Proposed Zoning: The “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 located within the Fort Sam Houston Regional Center and is located within proximity to a 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 property is located within the IH-10 East Corridor Perimeter Plan and is currently designated as "Industrial" in the future land use component of the plan. The requested "I-1" General Industrial base zoning district is consistent with the future land use designation.
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. Surrounding properties are primarily "C-3" General Commercial Districts and "I-1" General Industrial Districts. The proposed rezoning to "I-1" General Industrial District is appropriate given the property's location on IH-10 and the existing industrial character of the area.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District and "C-3" General Commercial District are appropriate zoning for the property and surrounding area. The proposed "I-1" General Industrial District is also an appropriate zoning for the property and surrounding area and will enable the property owner to utilize the property for a Truck Wash.
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 objectives of the IH-10 East Corridor Perimeter Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

TC Goal 8: San Antonio is a world leader in moving people and goods safely, efficiently and sustainably.

TC P48: Support and invest in intermodal transportation facilities that safely, effectively and efficiently provide for the transfer of people and goods between modes.

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 businesses.

JEC Goal 5: San Antonio plays an important role in the regional, national, and international economy.

NRES Goal 2: San Antonio balances environmental goals with business and community needs.
Relevant Goals and Policies

6. **Size of Tract:** The 10.0 acre site is of sufficient size to accommodate the proposed Industrial uses and development.
7. **Other Factors:** The applicant intends to utilize the existing property for a Truck Wash.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

The subject property is located within the Martindale 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 is no objection to the request.