



City of San Antonio

Agenda Memorandum

Agenda Date: August 4, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700135

SUMMARY:

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

Requested Zoning: "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: PDC Rittiman LP LTD

Applicant: WCW Holdings LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 6307 Rittiman Road

Legal Description: Lot 26, Block 3, NCB 17730

Total Acreage: 1.097 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale

Property Details

Property History: The property was in part annexed into the City of San Antonio by Ordinance 59774 dated December 30, 1984, and zoned "Temporary R-1" Single Family District. The property was in part annexed into the City of San Antonio by Ordinance 61619 dated December 29, 1985, and zoned "Temporary R-1" Single Family District. The subject property was partially rezoned by Ordinance 61197 dated August 8, 1985 to the "B-3" Business District. The subject property was partially rezoned by Ordinance 63081, dated June 19, 1986 to the "I-1" Light Industrial 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 "I-1" General Industrial.

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: Vacant

Direction: South

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: NAPA Auto Parts

Direction: East

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: Panda Express

Direction: West

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: ABC Supplies Company Inc.

Overlay District Information:

"MLOD"

The "MLOD" Military Lighting Overlay District is an overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/ Camp Stanley, Randolph Air Force Base, Lackland Air Force Base and Martindale Army Air Field.

“AHOD”

The “AHOD” Airport Hazard Overlay District is an overlay district that imposes height restriction near civilian and military airports.

Special District Information: N/A.

Transportation

Thoroughfare: Woodlake Center

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Rittiman Road

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There are two routes within walking distance.

Routes Served: 630 and 21.

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

Parking Information: The parking requirement for a carwash is 1 space for 500 feet of gross floor area.

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 vehicle sales, service and storage.

Proposed 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within ½ a mile from a Regional Center and is also within ½ a mile of the FM78 Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 I-10 East Corridor Plan and is currently designated “Regional Commercial” in the future land use component of the plan. The requested “C-3” 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 zoned “I-1” General Industrial and “I-1” General Industrial and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial and “C-3” General Commercial are an appropriate zoning for the property and surrounding area. The request constitutes a downzoning from an intense industrial district to a commercial district. The proposed “C-3” General Commercial is also an appropriate zoning for the area and consolidates the zoning of the property.
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 of the I-10 East Corridor Plan.

- Provide opportunities for development of a range of Commercial enterprises by re-evaluating the land uses along the Corridor to encourage appropriate development that would add value to the community.
- Concentrate commercial facilities at designated locations, particularly intersections, in order to reduce unsightly strip development and adverse traffic impact upon residential areas.
- Goal 3: Develop policies to minimize the negative impact and maximize the benefit from development located outside and adjacent to San Antonio's City Limits.

Relevant Goals and Policies of 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 businesses.
- JEC Policy 24- Continue to support San Antonio's traditional industries as entryways for needed entry-level positions for a growing population.

- 6. Size of Tract:** The 1.097-acre site is of sufficient size to accommodate the proposed residential 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.