



City of San Antonio

Agenda Memorandum

Agenda Date: August 18, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700126

SUMMARY:

Current Zoning: "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3 EP-1 MLOD-3 MLR-2 AHOD" General Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2022

Case Manager: Mirko Maravi, Planning Manager

Property Owner: Jay Khadem

Applicant: Jay Khadem

Representative: George Martin

Location: 511-519 Seguin Street

Legal Description: Lots 1-12 and Lot12A, Block 10, NCB 1185

Total Acreage: 1.672 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Martindale Army Airfield, Texas Department of Transportation and Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “L” First Manufacturing District and “J” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned “L” First Manufacturing District converted to the current “I-2” Heavy Industrial District and the portion zoned “J” Commercial District converted to “I-1” General Industrial District.

Topography: A portion of the subject property is within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “UZROW”

Current Land Uses: Interstate Highway 35

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Dittmar Lumber

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Vacant/Drainage Easement

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: San Antonio Limo

Overlay District Information:

“EP”

The "EP" Facility Parking/Traffic Control District are overlay district to regulate parking of vehicles in and around large facilities that attract large amounts of vehicular traffic.

“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 Airfield.

“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: Tilden Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Seguin Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Interstate 35

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Roper

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are two bus routes within proximity to the subject property.

Routes Served: 20, 21

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

Parking Information: The parking requirement for motor vehicle sales is 1 parking space for every 500 square feet of gross floor area of sales or service space.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “I-2” Heavy Industrial, the heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide site for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing and storage, asphalt products manufacturing, boiler and tank works, chemical process clothing manufacturing, and grain drying and milling.

“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 and light truck auction, truck stop, abrasive

manufacturing, food and drug manufacturing, sand and gravel storage and sales, outdoor flea market, manufactured homes/oversized vehicle sales, service and storage.

Proposed Zoning: “C-3” General Commercial District is 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 and 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 the Fort Sam Houston Regional Center and is also within ½ a mile of the Near Eastside 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 Government Hill Neighborhood Plan and is currently designated “Light Industrial” 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 “C-3” General Commercial, “I-1” General Industrial and “I-2” Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District and “I-2” Heavy Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-3” General Commercial is also an appropriate zoning for the area and constitutes a downzoning of “I-1” General Industrial properties. The proposed “C-3” General Commercial is also appropriate in this primarily industrial area with access to Interstate Highway 35 North.
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 Government Hill Neighborhood Plan and the City of SA Tomorrow Comprehensive Plan.

- Redevelop and revitalize the neighborhood.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

TC P30: Design commercial, residential, educational, cultural, and recreational facilities that support and provide access to and all transportation 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.

- 6. Size of Tract:** The 1.672-acre site is of sufficient size to accommodate the proposed commercial 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.

The applicant is rezoning for Motor Vehicle Sales.