



City of San Antonio

Agenda Memorandum

Agenda Date: December 20, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700325

(Associated Plan Amendment Case PA-2022-11600116)

SUMMARY:

Current Zoning: "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: August & Lucille Golla

Applicant: Stream Realty Acquisition, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7810 East Interstate Highway 10 and the 1400 block of South FM 1516

Legal Description: 331.126 acres out of NCB 17994

Total Acreage: 331.126 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 61632, dated December 30, 1985 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 3, 1989 to "R-A" Residence Agriculture District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence Agriculture District converted to the current "NP-10" Neighborhood Preservation District, and the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

Topography: A portion of subject property is located with the 100 Year Flood Plain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: I-2 S with a Specific Use Authorization for Sanitary Landfill

Current Land Uses: Landfill

Direction: East

Current Base Zoning: I-1

Current Land Uses: Compost and Soil/Mulch Retail

Direction: West

Current Base Zoning: L & NP-10

Current Land Uses: Trucking Facilities, Construction Equipment Rental, Garbage Collection, Transportation Services

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:

N/A

Transportation

Thoroughfare: East IH-10

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: FM 1516 South

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: None.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Warehousing is 1 per 5,000 sf GFA. The maximum parking limit for Warehousing is 1 per 350 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “NP-10” Neighborhood Preservation District uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

“C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “I-2” 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 sites 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 & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in or within ½ mile in any Regional Center or Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Perimeter Plan and is currently designated as “Low Density Residential”, “Parks/Open Space”, and “Neighborhood Commercial” in the future land use component of the plan. The requested "I-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Industrial”. Staff and Planning Commission recommend Approval.
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. Properties to the west are zoned “I-1” General Industrial and “I-2” Heavy Industrial and properties to the east are “L” Light Industrial.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District and "NP-10" Neighborhood Preservation District are not an appropriate zoning for the property and surrounding area. The proposed "I-2" Heavy Industrial District is an appropriate zoning for the property and surrounding area. The subject property abuts IH-10 as well as existing, intense industrial developments such as the 1,000+ acre landfill, New Earth mulch/outdoor material storage, various smaller industrial uses such as diesel engine repair, Ingram Ready-Mix, and is in close proximity to other uses such as concrete form manufacturing and storage and a SARA sewer treatment plant.
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 I-10 East Corridor Perimeter Plan.

Relevant Goals of the I-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
- Goal 4: Improve the Corridor: Analyze design standards that can be implanted along the IH 10 East Corridor

The I-10 East Corridor Perimeter Plan encourages industrial land uses on arterials and expressways. The proposed Plan Amendment to “Industrial” consolidates the various land uses creating cohesion of land uses on the property and allows for large-scale industrial development along an Interstate Highway.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF P7: Ensure employment centers and provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- 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 331.126 acre site is of sufficient size to accommodate the proposed industrial 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.