



City of San Antonio

Agenda Memorandum

Agenda Date: March 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2023-10700004

SUMMARY:

Current Zoning: "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2023, This case was continued from February 21, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Angel R Luria Nevarez / Benjamin Lopez

Applicant: Henry Quintanilla

Representative: Henry Quintanilla

Location: 108 Remount Drive and 112 Remount Drive

Legal Description: Lots 3 and 4, Block 1, NCB 15732

Total Acreage: 0.6198

Notices Mailed**Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Martindale Airfield, Planning Department**Property Details**

Property History: The subject properties were annexed into the City of San Antonio by Ordinance 41431, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residence District. The property at 108 Remount Drive was rezoned by Ordinance 6846, dated January 11, 1996, to "B-3NA" Business Non-alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Business Non-alcoholic Sales District converted to the current "C-3NA" General Commercial Nonalcoholic Sales District and the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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:** C-2**Current Land Uses:** Hotel**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residence**Direction:** East**Current Base Zoning:** C-3NA**Current Land Uses:** Single-Family Residence**Direction:** West**Current Base Zoning:** C-3**Current Land Uses:** Hotel**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: Remount Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance 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: There are no minimum parking requirements for the use Parking and/or Storage - Long Term for Impound Services.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

"R-6" Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Overlay district that imposes height restriction near civilian and military airports.

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:

Subject property is located within ½ a mile from the NE I-35 and Loop 410 Regional Center and within ½ a mile from the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of "L" Light Industrial District.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 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 per the alternate recommendation. The proposed use is consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The existing “C-3NA” General Commercial Nonalcoholic Sales District is appropriate for the area, but “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is slightly too intense for the area. There is a mix of zoning designations which includes residential, commercial, and industrial zoning districts, so to align with the applicant’s proposed use of long-term storage and parking, Staff recommends the Alternate Recommendation of “L” Light Industrial District. This will accomplish the applicant’s goals for the property but will limit the higher intense uses allowed by the “I-1” General Industrial District.
- 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 subject property is located in the Near Northeast Community Area Plan does not appear to conflict with the goals and objectives of the adopted plan.

Relevant Goals and Policies of the San Antonio Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

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 0.6198 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.

The applicant has requested a change of zoning from “C-3NA” and “R-6” to “I-1” to accommodate a vehicle impound facility. The UDC does not specifically list a use category

for impound services. The applicant is not proposing to dismantle vehicles for parts resale; therefore, the request has been classified as Parking and/or Storage - Long Term, which is allowed by right in L, I-1, and I-2.