



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2021-10700295

SUMMARY:

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

Requested Zoning: "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021. This case is expedited to City Council on December 16, 2021.

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: San Antonio Livestock Exposition Inc.

Applicant: San Antonio Livestock Exposition Inc.

Representative: Brown & Ortiz, P.C.

Location: 706 AT&T Center Parkway and 738 AT&T Center Parkway

Legal Description: Lot 3 and Lot 11, NCB 10577

Total Acreage: 3.98

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: United Homeowners Improvement Association

Applicable Agencies: Fort Sam and Martindale Army Airfield

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 12364 dated July 26, 1950, and zoned “LL” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to the current “I-2” Heavy Industrial 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: “I-2”

Current Land Uses: Warehouse

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Warehouse

Direction: South

Current Base Zoning: “AE-3”

Current Land Uses: Golf Course, Parking Lot

Direction: West

Current Base Zoning: “I-2”

Current Land Uses: Warehouse

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

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.

Special District Information:

None.

Transportation

Thoroughfare: AT&T Center Parkway

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are two (2) bus routes that are within walking distance of the subject property.

Routes Served: 24, 222

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: There is no minimum parking requirement for a parking lot.

ISSUE:

None.

ALTERNATIVES:

Current 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.

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:

The subject property is within the Fort Sam Houston Regional Center but is not within the 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 Arena District/Eastside Community Plan and is currently designated as Light Industrial in the future land use component of the plan. The requested “I-1” 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-2” Heavy Industrial.
3. **Suitability as Presently Zoned:** The existing “I-2” Heavy Industrial is an appropriate zoning for the property and surrounding area. The requested “I-1” General Industrial is also appropriate and constitutes a downzoning to a slightly less intense industrial category.
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 Arena District/Eastside Community Plan.

Goal 2.1- Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

Goal 4.7 Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition

Goal 8.4 Continue residential rehab, community retail space, and light industrial Development

6. **Size of Tract:** The 3.98-acre site is of sufficient size to accommodate the proposed industrial use and proposed parking lot 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 subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant intends to use the property for animal and pet services (outdoor) and a commercial parking lot for the San Antonio Stock Show and Rodeo.