



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** January 27, 2022

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Zoning Case Z-2021-10700313  
(Associated Plan Amendment PA-2021-11600108)

**SUMMARY:**

**Current Zoning:** "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 21, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** San Antonio Lodge 744, Loyal Order of the Moose INC

**Applicant:** FEM Real Estate 04 LLC

**Representative:** Luis Estrada

**Location:** 5721 US Highway 87 East

**Legal Description:** Lot P-8B, CB 5129

**Total Acreage:** 11.579 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Army Airfield

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 2017-08-31-0622, dated August 30, 2017 and zoned "R-6" Residential Single-Family District and "NP-10" Neighborhood Preservation 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:** East

**Current Base Zoning:** "L", "NP-10"

**Current Land Uses:** Auto Paint & Body Shop, Fireworks Store

**Direction:** South

**Current Base Zoning:** "C-2NA"

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** "R-6", "NP-10"

**Current Land Uses:** Church

**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.

**Special District Information:** None.

**Transportation**

**Thoroughfare:** Highway 87

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes Served:** 30

**Traffic Impact:** Hwy 87 is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. TIA review will be revisited during plat/building permit (site plan will be required)

**Parking Information:** There is no minimum parking requirement for Parking and/or Storage – Long Term.

**ISSUE:** None.

**ALTERNATIVES:**

Current Zoning: “NP-10” Neighborhood Preservation district uses are the same as within the “R-6” Residential Single-Family 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)

“R-6” Residential Single-Family districts allow 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.

Proposed Zoning: “L” Light Industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:** None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Premium Transit Corridor or a Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 Eastern Triangle Community Plan and is currently designated as Low Density Residential and Public Institutional in the future land use component of the plan. The requested “L” Light Industrial District base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Light 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.
3. **Suitability as Presently Zoned:** The existing “NP-10” Neighborhood Preservation District and “R-6” Residential Single-Family District are not appropriate zoning for the property and surrounding area. The requested “L” Light Industrial District is an appropriate zoning for the property and is consistent with the development pattern of the area. The proposed industrial development is also appropriate along a Primary Arterial and is in close proximity Loop 410. Additionally, there are “L” Light Industrial and “I-1” General Industrial land uses in the surrounding area.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan:
  - Goal 8: Expand and Build Thriving Commercial Corridors
    - Objective 8.1: Identify specific corridors for revitalization and create strategic plans for redevelopment
    - Action Steps: 8.1.5. Identify and promote properties near Loop 410 as identified in the Future Land Use Plan as an ideal area for light manufacturing and technology through the designation of business parks
  - Goal 9: Promote Diversification of Business and Services
    - Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle
    - Action Steps: 9.1.1. Attract local and national businesses that reach a larger community
6. **Size of Tract:** The 11.579 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 indicated that there are no objections to the request.

The applicant seeks to rezone the property to allow for boat, RV and truck storage.