



City of San Antonio

Agenda Memorandum

Agenda Date: May 3, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700088 S
(Associated Plan Amendment PA-2022-11600029)

SUMMARY:

Current Zoning: "NP-10 MLOD-3 MLR-1" Neighborhood Preservation District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "L S MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Truck Repair and Maintenance

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2022

Case Manager: Summer McCann, Planner

Property Owner: Ruben Delgado

Applicant: Property Advancement Resources

Representative: Property Advancement Resources

Location: Generally located on the 5400 Block of Rigsby Avenue.

Legal Description: Lot 16, NCB 12887

Total Acreage: 3.57 Acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 64022, dated December 28, 1986 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned to "R-A" Residence-Agriculture District by Ordinance 70570, dated November 9, 1989. 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.

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: "NP-10"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-3R", "R-6"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "NP-10"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Retail, Food Service Establishment

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: : Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502

TIA Report is not required.

Parking Information: The minimum parking requirement for truck repair and Maintenance is 1 per 500 sf GFA including service bays, wash tunnels and retail areas

ISSUE: None.

ALTERNATIVES:

Current Zoning: "NP-10" Neighborhood Preservation 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)

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.

The "S" Specific Use authorization would allow for Truck Repair and Maintenance

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 Eastern Triangle Community Plan and is currently designated as “Regional Commercial” 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 recommends Approval. Planning Commission recommendation is pending the May 11, 2022 hearing.
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 is not appropriate zoning for the property and surrounding area. The requested “L S” Light Industrial District with a Specific Use Authorization for Truck Repair and Maintenance is an appropriate zoning for the property and is compatible with the commercial and industrial districts in the area. The proposed industrial development is also appropriate given that the subject property is along a Primary Arterial and in close proximity Loop 410. Additionally, there are “L” Light 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 3.57-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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Truck repair and Maintenance. You may note, that the portion of the lot abutting "NP-10" Neighborhood Preservation District will require a Type E landscape buffer.