



City of San Antonio

Legislation Details (With Text)

File #: 19-2870

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/2/2019

Title: ZONING CASE # Z-2019-10700035 (Council District 2): A request for a change in zoning from “L MLOD-3 MLR-1” Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to “I-1 MLOD-3 MLR-1” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, Block 1, NCB 18273, located at 6325 U.S. Highway 87 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600011)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700035
(Related Plan Amendment Case PA-2019-11600011)

SUMMARY:

Current Zoning: “L MLOD-3 MLR-1” Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: “I-1 MLOD-3 MLR-1” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Tiger Sanitation, Inc.

Applicant: Felipe Betancourt

Representative: Lee Kuhn

Location: 6325 U.S. Highway 87 East

Legal Description: Lot 1, Block 1, NCB 18273

Total Acreage: 16.911

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: TXDOT, Martindale Army Airfield

Property Details

Property History: The subject properties were not included in the original 36 square miles of the City of San Antonio and were annexed by Ordinance 92906, dated December 14, 2000. The property was zoned "L" Light Industrial District.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Industrial

Direction: East

Current Base Zoning: "L"

Current Land Uses: Industrial

Direction: South

Current Base Zoning: ROW

Current Land Uses: U.S. Highway 87 East

Direction: West

Current Base Zoning: "L"

Current Land Uses: Industrial

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"MLOD-3"

All surrounding properties carry the "MLOD-3" Military Lighting Overlay District, due to their proximity to Martindale Army Airfield. The "MLOD-3" 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.

Transportation

Thoroughfare: US Highway 87 East

Existing Character: Expressway; Primary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: Truck repair and maintenance: 1 per 500 sf GFA including service bays, wash tunnels, and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within “L” are: auto sales & repair, wrecker services, cabinet and carpenter shop, can recycling collection station, lumber yard, machine shop, equipment and event rentals, tree service, moving company.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within or near a Regional Center.

RECOMMENDATION:

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

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

1. Consistency:

The property is located within the Eastern Triangle 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 not consistent with the future land use designation. The applicant is requesting a plan amendment to “Industrial.” Staff recommends Approval of the Plan Amendment. The Planning Commission recommendation is pending the April 10, 2019 hearing.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is for the expansion of the sanitation facility in response to their growing demands as a company to include auto truck maintenance and repair; this is an appropriate use for the area.

3. Suitability as Presently Zoned:

The current “L” Light Industrial is an appropriate zoning for the property and surrounding area. The proposed “I-1” increases the zoning intensity and is necessary in order to expand the existing use.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Eastern Triangle Community Plan.

Eastern Triangle Community Plan Goals:

LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1

LU-1.4: Encourage efforts to provide buffer areas and landscaping or neighborhood/ community commercial uses between Business Park and adjoining uses. Encourage the use of buffer areas for community events as business needs allow.

6. Size of Tract:

The subject property is 16.911 acres, which would adequately support industrial and auto truck repair uses.

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, JBSA was notified of the proposed request.