



City of San Antonio

Legislation Details (With Text)

File #: 21-1390
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/2/2021
Title: ZONING CASE Z-2020-10700297 (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.077 acres out of NCB 15828, located at 5531 Rittiman Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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 Z2020-10700297

SUMMARY:

Current Zoning: "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Lizabeth Powell Lindsey

Applicant: Maximum Mini Storage

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5531 Rittiman Road

Legal Description: 1.077 acres out of NCB 15828

Total Acreage: 1.077 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: East Village Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Property Details

Property History: The subject property was annexed by Ordinance 41431, dated December 25, 1972 and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned to "B-3NA" Non-alcoholic Sales Business District by Ordinance 82502, dated July 13, 1995. The previous "B-3NA" district converted to the current "C-3NA" General Commercial Non-Alcoholic Sales District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1" and "C-3NA"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "I-1" and "C-3NA"

Current Land Uses: Vacant, HEB fuel station

Direction: South

Current Base Zoning: "L" and "I-1"

Current Land Uses: Limo and taxi service, equipment plant

Direction: West

Current Base Zoning: "I-1" and "UZROW"

Current Land Uses: Vacant

Overlay and Special District Information:

"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.

"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.

Transportation

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial A

Proposed Changes: Rittiman Road (I-35 to Castle Cross Drive) -- Improve intersection of I-35 and Rittiman to include construction of a right-turn lane and pavement improvements from I-35 to Castle Cross as appropriate and within available funding.

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route Served: 629

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: The minimum parking requirement for a self-service storage facility is 4 spaces plus 2 spaces for manager's quarters.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-3NA" General Commercial Non-Alcoholic Sales District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

Proposed: The proposed "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a 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 the approval criteria below.

1. Consistency:

The subject property is not located within any Community, Neighborhood, or Sector Plan therefore existing and surrounding zoning and uses are utilized to determine consistency.

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 applicant is rezoning to “I-1” General Industrial to make the noted properties consistent with the existing and surrounding “I-1” General Industrial zoned properties.

3. Suitability as Presently Zoned:

The current “C-3NA” General Commercial Non-Alcoholic Sales District is appropriate zoning for the property and surrounding area. The proposed “I-1” zoning is more appropriate for the subject property, which is surrounded by established “I-1” General Industrial zoning. This allows for consolidation of zoning designations.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

None

6. Size of Tract:

The subject property is roughly 1.077 acres, which could reasonably accommodate general industrial uses, specifically a mini-storage facility.

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. The Military has indicated that there are no objections to the request.