



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2386

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**Agenda Item Number:** 17.

**Agenda Date:** 3/5/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2019-10700020

**SUMMARY:**

**Current Zoning:** "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Transitional Home

**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:** March 5, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Al Silva

**Applicant:** Sal Flores

**Representative:** Sal Flores

**Location:** 4703 Goldfield Drive

**Legal Description:** 2.721 acres out of NCB 14525

**Total Acreage:** 2.721

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** Martindale Army Airfield and Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City in October 19, 1966 and was originally zoned “B-2” Business District. A 1975 zoning case changed the zoning on a portion of the property to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous “B-2” Business District and “I-1” Light Industry District converted to “C-2” Commercial District and “I-1” General Industrial District. A 2006 zoning case changed the zoning to the current “C-3” S General Commercial District with a Specific Use Permit for a Transitional Home with the adoption of Ordinance 2006-06-01-0664.

**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”, “C-3”, “C-2”

**Current Land Uses:** Action Pawn Shop and HK Motorsports Store

**Direction:** East

**Current Base Zoning:** “I-1”

**Current Land Uses:** Manufacturing Warehouse

**Direction:** South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Bakkavor USA Warehouse

**Direction:** West

**Current Base Zoning:** “C-3”, “I-1”

**Current Land Uses:** Vacant Lot

### **Overlay and Special District Information:**

None.

### **Transportation**

**Thoroughfare:** Rittiman Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** 2017 General Obligation Bond; 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:** VIA bus routes are within walking distance of the subject property. Routes served: 629

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

### **Parking Information:**

There are no parking requirements for the parking or storage of trucks.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3 S MLOD-3 MLR-2 AHOD." "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.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center. The property is within the Far East 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 a finding of consistency is not required.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties are zoned "C-3" and "I-1" which are compatible with the proposed zoning.

**3. Suitability as Presently Zoned:**

The current base "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "I-1" consistent and compatible with the existing and surrounding zoning and uses.

**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 any public policy objective.

**6. Size of Tract:**

The subject property is 2.721 acres, which adequately supports general industrial 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, Martindale Army Airfield was notified of the proposed request.