



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5602

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**Agenda Item Number:** 11.

**Agenda Date:** 10/6/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2020-10700195

(Associated Plan Amendment PA-2020-11600058)

**SUMMARY:**

**Current Zoning:** "AE-3 S LMOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing

**Requested Zoning:** "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 6, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Robert Gersch

**Applicant:** Property Advancement Resources

**Location:** 403 Kraft Street

**Legal Description:** Lot 5 and Lot P-100, NCB 10233

**Total Acreage:** 1.392 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Jefferson Heights Neighborhood Association

**Applicable Agencies:** Martindale Army Airfield

### **Property Details**

**Property History:** The property was annexed by Ordinance 15765, dated April 16, 1951 and was originally zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" First Manufacturing District converted to "I-2" Heavy Industrial District. The property was then rezoned from "I-2" Heavy Industrial District to "AE-3 S" Arts and Entertainment District with a Specific Use Authorization for Warehousing by Ordinance 2009-02-05-0097, dated February 5, 2009.

**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:** "AE-3", "I-2"

**Current Land Uses:** Vacant Land, Parking Lot

**Direction:** East

**Current Base Zoning:** "AE-3"

**Current Land Uses:** Vacant Land, Metal Fabricator

**Direction:** South

**Current Base Zoning:** "L"

**Current Land Uses:** Vacant Land, Auto Parts Store

**Direction:** West

**Current Base Zoning:** "MF-33", "R-4"

**Current Land Uses:** Park, Community Center

### **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.

"EP-1"

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

### **Transportation**

**Thoroughfare:** Kraft Street

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** E Commerce Street

**Existing Character:** Arterial

**Proposed Changes:** None Known

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

**Transit Routes Serviced:** 25, 225

**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 off-street parking requirement for warehousing is 1 per 5,000 square feet GFA and the minimum off-street parking requirement for light manufacturing is 1 per 1,500 square feet GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning designation of “AE-3 S” Arts and Entertainment District accommodates arts and entertainment venues and supporting uses in a town center pattern. This district supports infill development and the redevelopment of larger parcels with frontage along existing arterials. This district is appropriate where lot and building vacancies are prevalent, but where nearby arts and entertainment venues bring people to the general area. This district is designed to bring residential, commercial and office development within a town center located immediately adjacent to an existing large entertainment value with a regional draw. The town center should offer event goers dining and shopping opportunities in a pedestrian-oriented town center accessible via a short walk or ride on a trolley or other form of public transit from the entertainment venue main parking areas. A healthy mix of residential, commercial and office space will ensure this town center continues to function even on nights when there are no events at the large entertainment venue.

The current “S” Specific Use Authorization permits Warehousing.

**Proposed:** The “L” Light Industrial districts provides for a mix of light manufacturing uses, office park, flex-space, with limited retail and service uses that serve the industrial uses with proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collections stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufactures, auto paint and body shops, and warehousing.

**FISCAL IMPACT:**

None.

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

The property is not within a regional center, but it is within a Premium Transit Corridor.

**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 the approval criteria below.

**1. Consistency:**

The property is located in the Arena District/Eastside Community Plan and is currently designated for “Mixed Use” land uses. The proposed “L” base zoning district is not consistent with the current future land use plan. The applicant requested a Plan Amendment from “Mixed Use” to "Light Industrial". Staff and Planning Commission recommend Approval.

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

Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change request. The proposed “L” Light Industrial is consistent with the surrounding area and constitutes a downzoning of the property.

## **3. Suitability as Presently Zoned:**

The existing "AE-3" base zoning districts is appropriate for the subject property. The proposed “L” Light Industrial District is more appropriate for the subject property as there are currently “L” uses in the surrounding area. Further, the requested “L” will permit less intense uses for the subject property.

## **4. Health, Safety and Welfare:**

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

## **5. Public Policy:**

This request is consistent with the goals of the Arena District/Eastside Community Plan within the realm of the Real Estate Market Evaluation, Land Use and Community Facilities, and Implementation Goals.

## **Goals Summary:**

### **Real Estate Market Evaluation**

Redevelopment Goals over the next 10-15 years:

- 1.2- New light industrial development- 600,000 sq. ft. of new space

### **Land Use and Community Facilities**

- 4.7- Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition

### **Implementation Goals**

- 8.4- Continue residential rehab, community retail space, and light industrial development

## **6. Size of Tract:**

The subject property totals 1.392 acres and is sufficient size for the proposed light industrial uses.

## **7. Other Factors:**

The property owner would like to utilize a variety of Light Industrial uses within the existing building on the property, such as machine shops, light manufacturing, and warehousing.

The subject property is located within the Martindale Army Air Field 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.