



City of San Antonio

Agenda Memorandum

Agenda Date: March 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700299 CD S

SUMMARY:

Current Zoning: "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System

Requested Zoning: "C-3NA CD S GC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Parking and/or Storage - Long Term and a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Beckman Road, LLC

Applicant: Beckman Road, LLC

Representative: Brown & McDonald, PLLC

Location: 5410 Pecan Springs Road

Legal Description: Lot 3, Block 12, NCB 15825

Total Acreage: 2.066 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Riot Commons Community Organization

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971, and zoned Temporary “R-1” Residential Single-Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary “R-1” Residential Single-Family District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 95319, dated February 14, 2002, to the current “C-3 S” General Commercial District with a Specific Use Authorization for a Wireless Communication System. A portion of the property was rezoned by Ordinance 2011-06-02-0460, dated June 2, 2011, to the current “C-2 S” Commercial District with a Specific use Authorization for a Wireless Communication System.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: “C-3,” “MF-50”

Current Land Uses: Restaurant, Vacant Land, Parking Lot

Direction: East

Current Base Zoning: “MF-50”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Corporate Office

Overlay District Information:

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

The "MLOD-1" Camp Bullis 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:

N/A

Transportation

Thoroughfare: Pecan Springs Road

Existing Character: Local Road

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10 Access Road

Existing Character: Interstate Highway Access Road

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Manufactured Home/Oversize Vehicle Sales, Service, or Storage is 1 space per 500 sf GFA of sales and service building and the maximum parking requirement is 1 space per 375 sf GFA of sales and service building. The minimum parking requirement for Wireless Communication Systems is 1 space per service employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3 S" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is

limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The Specific Use Authorization is for a Wireless Communication System.

"C-2 S" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The Specific Use Authorization is for a Wireless Communication System.

Proposed Zoning: "C-3NA" General Commercial Nonalcoholic Sales districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

The Conditional use is for Parking and/or Storage - Long Term.

The Specific Use Authorization is for a Wireless Communication System.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within a the UTSA Regional Center and is within ½ a mile from the Fredericksburg 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 approval criteria below.

1. **Consistency:** The subject property is located within the UTSA Area Regional Center Plan, adopted October 3, 2019, and is currently designated as "Regional Mixed" in the future land use component of the plan. The requested "C-3NA" base zoning district is consistent with the future land use designation.

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. Surrounding properties are “MF-50” Multi-Family District, “C-2” Commercial District, and “C-3” General Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2 S” Commercial District with a Specific Use Authorization for Wireless Communication System and “C-3 S” General Commercial District with a Specific Use Authorization for Wireless Communication System are appropriate zonings for the property and surrounding area. The proposed “C-3NA CD S” General Commercial Nonalcoholic Sales District with a Conditional Use for Parking and/or Storage - Long Term and a Specific Use Authorization for a Wireless Communication System is also appropriate. The requested zoning would preserve the property’s “C-3” base zoning district and allow for the additional use for recreational vehicle parking and storage and a wireless communication tower. The Conditional Use and Specific Use Authorization require a prescribed site plan that cannot be changed without additional zoning review.
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 request does appear to conflict with any public policy. Relevant Goals and Policies of the UTSA Area Regional Center Plan may include:
 - **Economic Development Recommendation #1:** Continue to invest in infrastructure and amenities that support the development of mixed-use centers and corridors in the UTSA Area.
 - **Economic Development Strategy 1.3:** Work with property owners and developers to identify improvements and amenities that appeal to a wide range of potential employees and that can also serve the surrounding community.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
 - **GCF P6:** Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center’s unique assets.
 - **JEC Goal 4:** San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment and industries.
6. **Size of Tract:** The 2.006 acre site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop Parking and/or Storage – Long Term. They are proposing storage of recreational vehicles.

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 to allow for a Wireless Communication System for the existing tower on the subject property.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The subject property is located within the Camp Bullis 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 this request.