



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700099

SUMMARY:

Current Zoning: "I-1 UC-1 MLOD-1 MLR-2" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "C-3 NA UC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Bronte Frere

Property Owner: DBR HQ Properties, LLC

Applicant: DBR HQ Properties, LLC

Representative: Ortiz McKnight PLLC

Location: 11900 Interstate Highway 10 West

Legal Description: 5.307 acres out of NCB 14862

Total Acreage: 5.307 acres

Notices Mailed**Owners of Property within 200 feet:** 6**Registered Neighborhood Associations within 200 feet:** Riot Commons Community Organization**Applicable Agencies:** Camp Bullis, Planning Department, Texas Department of Transportation**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 53784, dated May 21, 1981, to the “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District converted to “I-1” General Industrial District.

Code & Permitting Details:

Nonconforming Use (NCU-APP-11200060) – Approved

Commercial Communication Equipment Permit (COM-CEQ-PMT22-40700322) – September, 2022

Commercial Project Application (COM-PRJ-APP22-39802658) – August, 2022

Commercial Communication Equipment Permit (COM-CEQ-PMT22-40700044) – January, 2022

Commercial Project Application (COM-PRJ-APP21-39804140) – December, 2021

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** “C-3,” “I-1”**Current Land Uses:** Car Dealership, Insurance Agency**Direction:** South**Current Base Zoning:** “I-1”**Current Land Uses:** Auto Repair Shop, Hotel, Medical Office**Direction:** East**Current Base Zoning:** “UZROW”**Current Land Uses:** Interstate Highway, Frontage Road**Direction:** West**Current Base Zoning:** “I-1”**Current Land Uses:** Office, Furniture Store**Overlay District Information:**

The “UC-1” IH-10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as

gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

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:

NA

Transportation

Thoroughfare: Interstate Highway 10 West

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 for a auto and vehicle sales is 1 space per 500 square feet GFA of sales and service building, and the maximum is 1 space per 375 square feet GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Transit Center but is within ½ a mile from the Fredericksburg 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 North Sector Plan, adopted August 2010, and is currently designated as “Regional Center” in the sector component of the plan. The requested “C-3 NA” 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 “C-3” General Commercial District, “C-2” Commercial District, and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “C-3 NA” General Commercial Nonalcoholic Sales District is also appropriate. The subject property is located within a section of the West Interstate Highway 10 area that has a variety of uses, including auto repair shop, car dealership, and other commercial uses. The applicant has an existing Nonconforming Use for the Motor Vehicle Sales, but they want to expand which requires the change of zoning.
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 not appear to conflict with any public policy. Relevant Goals and Policies of the Comprehensive Plan may include:
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

Relevant Goals and Objectives of the North Sector Plan may include:

 - Land Use Goal 1: Compatible land use patterns promoted so that natural resources are preserved and the local economy remains viable.
 - ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers
6. **Size of Tract:** The 5.307-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The change of zoning request is to bring the existing use into conformance. Nonconforming Use for Motor Vehicle Sales and Repair has been previously granted to the subject property.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.