



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2025-10700003

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: F3 Investments

Applicant: Richard Funke

Representative: Richard Funke

Location: 12438 West Avenue

Legal Description: 0.186 acres out of NCB 15853

Total Acreage: 0.186 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio and Lifeline Overeaters Anonymous Community

Applicable Agencies: Parks and Recreation, Aviation Department, Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 34307, dated May 25, 1966, and zoned “B-3” Business District. The property was rezoned by Ordinance 48614, dated October 20, 1977, to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial District.

Code & Permitting History:

INV-COI-24-3120005355 – Permit Investigation – September 2024

COD-ADH-REQ24-43905240 – Administrative Hearing – December 2024

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-3, I-1, R-6

Current Land Uses: Auto Repair Shop, Vacant

Direction: South

Current Base Zoning: I-1

Current Land Uses: Hospice Center, Massage Spa, Gym, Door Supplier

Direction: East

Current Base Zoning: I-1, C-2

Current Land Uses: Medical Equipment Supplier, Office Space, Electronic Supplier

Direction: West

Current Base Zoning: I-1, C-3, C-3 S for Auto Paint and Body

Current Land Uses: Collision Center

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Persuasion Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 602

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 Professional Office is 1 space per 300 sf of Gross Floor Area.

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-3" 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.

FISCAL IMPACT:

None.

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

The subject property is located within the Greater Airport Area Regional Center but is not within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” 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 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” General Commercial District is also appropriate. The subject property is located within a mix of commercial and industrial properties, and the proposed interior design studio is consistent with surrounding uses. Additionally, the property fronts West Avenue, a Secondary Arterial, capable of handling traffic produced by commercial activities.
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 public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
6. **Size of Tract:** The subject property is 0.186 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant is requesting to downzone the property for the purpose of operating an interior design studio.