



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700221 CD

SUMMARY:

Current Zoning: "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025. This case was continued from the April 1, 2025 and March 18, 2025 hearings.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Max It Holdings, LLC

Applicant: WG Inc

Representative: WG Inc

Location: 23293 West Interstate Highway 10

Legal Description: Lot P-4A, NCB 18338

Total Acreage: 3.242 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Camp Bullis, TxDOT, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 92903, dated December 13, 2000, and zoned “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 99062, dated April 8, 2004, to “O-1” Office District. The property was rezoned by Ordinance 2017-12-07-0975, dated December 7, 2017, to the current “C-2” Commercial District.

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

Topography: The property does include inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: “O-1,” “C-2,” “C-2 S”

Current Land Uses: Family Practice Physician, Pediatrician, Law Firm, Medical Spa

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Interstate Highway

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

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 "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:

N/A

Transportation

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 auto and light truck repair is 1 per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay and the maximum parking requirement is 1 per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for reach inside service bay.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" 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.

Proposed Zoning: "C-2 CD" 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 “CD” Conditional Use is for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles).

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 not located within a Regional Center and is not within ½ a mile from a 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 North Sector Plan, adopted August 2010, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” 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 “R-6” Residential Single-Family District, “O-1” Office District, and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles) is also appropriate. The subject property is appropriately located next to existing commercial districts and access to the subject property is off an interstate highway. The requested zoning would preserve the property’s “C-2” base zoning district and the “CD” Conditional Use allows for the additional use for auto and light truck repair including motorized vehicles such as motorcycles and all-terrain vehicles. The Conditional Use requires a prescribed site plan that cannot be changed without further 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 not appear to conflict with any public policy. Relevant Goals and Policies of the North Sector Plan may include:
- **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
 - **Goal 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 3.242-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 a for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles).

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

One existing access may be allowed onto IH 10 Frontage. TxDOT coordination would be required.

The southeast corner of the tract is traversed by the FEMA effective floodplain. Any improvements to this floodplain is prohibited without the approval and coordination with Public Works Floodplain Management Division. If you have any questions regarding the floodplain requirements please contact Public Works Department – Storm Water Division.

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.