



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700096 CD

SUMMARY:

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Sales, Service, Maintenance and Storage

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Machinery, Tools and Construction Equipment Sales and Service

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: 11670 Interstate Holding Corp.

Applicant: BOSSTX, Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11670 IH 10 East

Legal Description: 4.93 acres out of NCB 18226

Total Acreage: 4.93 acres

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** N/A**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Planning Department, TxDOT**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 62545 dated May 11, 1986, and originally zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 70527, dated November 2, 1989, to “R-A” Residence Agriculture District, “B-2” Business District, and “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned “R-A” Residence Agriculture District converted to "NP-10" Neighborhood Preservation District, the portion zoned “B-2” Business District converted to “C-2” Commercial District, and the portion zoned “I-1” Light Industry District converted to “I-1” General Industrial District. The property was rezoned by Ordinance 2022-09-01-0653, dated September 1, 2022, to the current “C-2 CD” Commercial District with a Conditional Use for Truck Sales, Service, Maintenance, and Storage.

Code & Permitting History:

Change of Zoning (ZONING-Z-2022-10700177) June 2022

Code & Permitting History:

Change of Zoning (ZONING-Z-2022-10700177) June 2022

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:** “OCL”**Current Land Uses:** Vacant, Oversized Vehicle Storage**Direction:** East**Current Base Zoning:** “NP-10”**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** “OCL”**Current Land Uses:** Vacant, Single-Family Dwellings**Direction:** West**Current Base Zoning:** “C-2”, “I-1”, “NP-10”**Current Land Uses:** Vacant, Office Warehouse

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:

N/A

Transportation

Thoroughfare: Interstate 10

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Pfeil Road

Existing Character: Local Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: None

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 Machinery, Tools, and Construction Equipment Sales and Service is 1 space per 500 sf GFA of sales and service building.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-2 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 Truck Sales, Service, Maintenance and Storage.

Proposed Zoning: C-2 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

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The “CD” Conditional Use is for Machinery, Tools and Construction Equipment Sales and Service

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 not located within a Regional Center or within ½ mile of 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 IH-10 East Corridor Perimeter Plan and is currently designated as Urban Living in the future land use component of the plan. The requested “C-2 CD” 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 zoned “NP-10” Neighborhood Preservation District, “C-2” Commercial District, and “I-1” General Industrial District. Surrounding properties are zoned “NP-10” Neighborhood Preservation District, “C-2” Commercial District, and “I-1” General Industrial District.
- 3. Suitability as Presently Zoned:** The existing “C-2 CD” Commercial District with a Conditional Use for Truck Sales, Service, Maintenance and Storage is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Truck Sales, Service, Maintenance and Storage is also appropriate. The request to rezone is to develop a construction equipment dealership. The property is appropriately located along an interstate highway, which can accommodate commercial traffic, and is abutting “C-2” and “I-1” zoned properties. Additionally, the structure to be utilized for the development is existing and can accommodate the requested use. The applicant will have to adhere to the prescribed site plan required for Conditional Use zoning, and any deviation from the approved document could potentially warrant additional council consideration. The request to rezone is to develop a construction equipment dealership. The property is appropriately located along an interstate highway, which can accommodate commercial traffic, and is abutting “C-2” Commercial District and “I-1” General Industrial District zoned

properties. Additionally, the structure to be utilized for the development is existing and can accommodate the requested use. The applicant will have to adhere to the prescribed site plan required for Conditional Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.

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 objectives of the IH-10 East Perimeter Plan: - Goal 3: Improve the Corridor - Analyze design standards that can be implanted along the IH 10 East Corridor. - Objective: More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the plan's goals and objectives. The request does not appear to conflict with any public policy objectives of the IH-10 East Perimeter Plan:
 - Goal 3: Improve the Corridor - Analyze design standards that can be implanted along the IH 10 East Corridor.
 - Objective: More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context-sensitive design in accordance with the plan's goals and objectives.
6. **Size of Tract:** The subject property is 4.93 acres, which can reasonably accommodate the proposed residential 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 construction equipment dealership.

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

One access may be allowed onto IH 10 frontage road, due to spacing. TxDOT coordination would be required.