



City of San Antonio

Agenda Memorandum

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600044
(Associated Zoning Case Z-2025-10700064)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Specialized Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 25, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Solus Christus, LTD.

Applicant: David Dye, Dye Development Inc.

Representative: David Dye

Location: 13790 Judson Road

Legal Description: 0.5845 acres out of NCB 14050

Total Acreage: 0.5845 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, Randolph AFB

Transportation

Thoroughfare: Judson Road

Existing Character: Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Krempen Avenue

Existing Character: Local road

Proposed Changes: None known.

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

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 2010

Plan Goals and Objectives:

- **Goal LU-1:** Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- **Strategy ED-1:** 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.

Comprehensive Land Use Categories:

Land Use Category: “Suburban Tier”

Description of Land Use Category:

Residential- Low to Medium Density: Generally small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

Non-Residential- Neighborhood and Community Commercial: Generally neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD.

Comprehensive Land Use Categories:

Land Use Category: “Specialized Center”

Description of Land Use Category:

Non-Residential- Heavy Industrial, Business / Office Park: Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD.

Land Use Overview

Subject Property

Current Land Use Classification: “Suburban Tier”

Current Land Use: Storage Facility

Direction: North

Current Base Zoning: “Suburban Tier,” “General Urban Tier”

Current Land Uses: Auto Body Shop

Direction: South

Current Base Zoning: “Suburban Tier,” “Natural Tier”

Current Land Uses: Tent Rental Service

Direction: East

Current Base Zoning: “Suburban Tier,” “General Urban Tier”

Current Land Uses: Water Works Equipment Supplier, Multi-Family Dwellings

Direction: West

Current Base Zoning: “Suburban Tier,” “Natural Tier”

Current Land Uses: Storage Facility

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

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.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Suburban Tier” to “Specialized Center” is requested to rezone the property to “I-1” General Industrial District. Staff finds the proposed land use classification inconsistent with the surrounding area. The surrounding area has a “Suburban Tier” land use designation, which is intended to promote residential and community commercial uses, and of which the requested “I-1” base zoning district does not align with. The request would introduce “Specialized Center” to the area, which would allow higher intense industrial uses than what the existing surrounding classifications permit.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700064

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

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

Zoning Commission Hearing Date: July 1, 2025.