



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 4, 2024

**In Control:** Zoning Commission Meeting

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**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:** XX

**Applicant:** XX

**Representative:** XX

**Location:** 11900 Interstate Highway 10 West

**Legal Description:** 5.307 acres out of NCB 14862

**Total Acreage:** 5.307

**Notices Mailed**

**Owners of Property within 200 feet: XX**

**Registered Neighborhood Associations within 200 feet: XX**

**Applicable Agencies: XX**

**Property Details**

**Property History: XX XX**

**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: XX**

**Adjacent Base Zoning and Land Uses**

**Direction: North**

**Current Base Zoning: XX**

**Current Land Uses: XX**

**Direction: South**

**Current Base Zoning: XX**

**Current Land Uses: XX**

**Direction: East**

**Current Base Zoning: XX**

**Current Land Uses: XX**

**Direction: West**

**Current Base Zoning: XX**

**Current Land Uses: XX**

**Overlay District Information:**

The “UC- ” \_\_\_\_\_ 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: The 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 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:**

XX

**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:** XX

2. **Adverse Impacts on Neighboring Lands:** XX

**3. Suitability as Presently Zoned: XX**

**4. Health, Safety and Welfare: XX**

**5. Public Policy: XX**

- 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: XX**

**7. Other Factors: XX**

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.