



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 10

SUBJECT:

ZONING CASE Z-2025-10700007

(Associated Plan Amendment Case PA-2025-11600002)

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: CANAM 1604, LLC

Applicant: CANAM 1604, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 7200 block of North Loop 1604 East

Legal Description: 12.622 acres out of NCB 16588

Total Acreage: 12.622

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 and Lifeline Overeaters Anonymous Community

Applicable Agencies: Randolph Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 66023, dated December 30, 1987, and zoned Temporary "R-1" One-Family District. The property was rezoned by Ordinance 66444, dated January 21, 1988, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2021-03-18-0195, dated March 18, 2021, to "I-1" General Industrial District.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

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: I-1

Current Land Uses: Vacant

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Loop 1604

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: North Loop 1604 East

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: 1604 Access Road

Existing Character: Access Road

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: N/A

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 Vehicle Sales is 1 space per 500 sf of Gross Floor Area of sales and service building.

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:

Subject property is located within the Rolling Oaks Regional Center and within ½ a mile from the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 5, 2010, and is currently designated as “Specialized Center” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Regional Center”. Staff and Planning Commission recommend Approval.
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 surrounded by industrial and commercial properties and fronts Loop 1604, an interstate that can accommodate commercial traffic. The proposed zoning would also be a downzone from the current industrial designation.
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 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.
 - o ED-1.4: 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.
 - Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - o LU-1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
 - Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

- LU-3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.
6. **Size of Tract:** The subject property is 12.622 acres, which can reasonably accommodate the proposed commercial development.
 7. **Other Factors:** The applicant is requesting to downzone the property for the purpose of a car dealership.

TxDOT Comments: Two accesses may be allowed onto LP 1604. TxDOT coordination would be required.