



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2025-10700064

(Associated Plan Amendment Case PA-2025-11600044)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 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

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 79034, dated December 30, 1993, and zoned "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Code & Permitting Details:

There is no code enforcement of 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: "C-3"

Current Land Uses: Auto Body Shop

Direction: South

Current Base Zoning: "C-3," "I-1"

Current Land Uses: Tent Rental Service

Direction: East

Current Base Zoning: "I-1," "MF-33"

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

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Storage Facility

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: 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.

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 outside storage is 1 space per 600 sf GFA and the maximum requirement is 350 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: “I-1” General Industrial Districts accommodate 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.

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 Denial.

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 “I-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Specialized Center.” Staff recommends Denial. Planning Commission recommendation pending the June 25, 2025 hearing.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is inconsistent with the established development pattern of the surrounding area. Surrounding properties are “C-3” General Commercial District and “MF-33” Multi-Family District
- 3. Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “I-1” General Industrial District is not appropriate. The request to “I-1” would contribute to expanding industrial base zoning districts abutting multi-family residential. The surrounding area has a “Suburban Tier” land use designation, which is intended to promote residential uses and neighborhood and community commercial uses, and of which the requested “I-1” base zoning district does not align with. The applicant is requesting the rezoning to permit outdoor storage, but staff finds the use can be met with a lower intensity of base zoning with a conditional use, and align with the adopted land use.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does appear to conflict with any public policy. Relevant Goals and Policies of the North Sector Plan may include:
 - **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.
- 6. Size of Tract:** The 0.5845-acre site is of sufficient size to accommodate the proposed industrial development.
- 7. Other Factors:** The subject property is rezoning to allow for the existing use of outdoor storage.

The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.