



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 5, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2022-10700059

**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:** April 5, 2022

**Case Manager:** Corin Hooper, Senior Planner

**Property Owner:** Northcross Business Center LTD

**Applicant:** Northcross Business Center LTD

**Representative:** Patrick Christensen

**Location:** Located at 2800 NE Loop 410

**Legal Description:** 0.095 acres out of Lot 4, NCB

12168

**Total Acreage:** 0.095 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** N/A  
**Applicable Agencies:** N/A

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952 and zoned "A" Single Family District. The subject property was rezoned by Ordinance 31138 dated February 20, 1963 to "F" Local Retail District. The subject property was rezoned by Ordinance 44073 dated July 18, 1974 to "I-1" Light Industrial. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "I-1" Light Industrial District converted to the current "I-1" General Industrial District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3" General Commercial

**Current Land Uses:** Horizon and More Lounge

**Direction:** South

**Current Base Zoning:** "C-3NA" General Commercial

**Current Land Uses:** Commercial

**Direction:** East

**Current Base Zoning:** "I-1" General Industrial

**Current Land Uses:** Parking Lot

**Direction:** West

**Current Base Zoning:** "I-1" General Industrial

**Current Land Uses:** Parking Lot

**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:** Loop 410 Access

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** Vicar Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are five routes within walking distance.

**Routes Served:** 14, 214, 509, 552, 505.

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** The parking requirements for studio, fine or performing arts, is 1 per 300 square feet of Gross Floor Area.

**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 and light truck auction, truck stop, abrasives manufacturing, food and drug manufacturing, sand and gravel storage and sales, outdoor flea market, manufactured homes/oversized vehicle 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 REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within ½ a mile from the NE I-35 and Loop 410 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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. The surrounding properties are zoned “C-3” General Commercial, “C-3NA” General Commercial Nonalcoholic Sales and “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing “I-1” General Commercial is not an appropriate zoning for the property and surrounding area. The proposed “C-3” General Commercial is also an appropriate zoning for the area. The subject property functions as a commercial space. Thus, the proposed rezoning constitutes a downzoning to align the zoning of the property and the use of the property.
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 policies of the San Antonio Tomorrow Plan.

JEC Goal 1: Employment is focused on 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.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban center, and primary transit corridors to determine areas that could be converted to residential or mixed use.

6. **Size of Tract:** The 0.095-acre site is of sufficient size to accommodate the proposed commercial use.
7. **Other Factors:** None.