



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 5, 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-2024-10700009

**SUMMARY:**  
**Current Zoning:** "I-1" General Industrial District

**Requested Zoning:** "C-3NA" General Commercial Nonalcoholic Sales District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 5, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Biodec Growth Platform 1 LLC

**Applicant:** St. Croix Capital Realty Advisors

**Representative:** Abe MacNeil

**Location:** 12400 Network Boulevard

**Legal Description:** 7,428 square feet out of NCB 17386

**Total Acreage:** 0.171

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 41426, dated December 26, 1972, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 58404, dated March 8, 1984, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

### **Code & Permitting Details:**

COM-PRJ-APP23-39802885: Commercial Project Application

COO-NOCONST23-37900160: Certificate of Occupancy- No Constructions

COM-FEN-PMT23-40600190: Commercial Fence permit

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Offices and Medical Offices

**Direction:** South

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

**Current Land Uses:** Offices and Medical Offices

**Direction:** East

**Current Base Zoning:** "BP," "I-1"

**Current Land Uses:** Vacant Lot and Offices

**Direction:** West

**Current Base Zoning:** "C-2NA," "I-1"

**Current Land Uses:** Offices

### **Overlay District Information:**

There is no overlay information.

### **Special District Information:**

There is no special district information.

### **Transportation**

**Thoroughfare:** Network Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Vintage Way  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.  
**Routes Served:** 96

**Traffic Impact:** A TIA study may be required based on the information provided at time of platting and/or permitting. The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.

A TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for Medical Clinic (physician and/or dentist) is 1 per 400 sf GFA, and the maximum parking requirement is 1 per 100 sf GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**

Current Zoning: "I-1" General Industrial District. 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" General Commercial Nonalcoholic Sales 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:**

The subject property is not located within a Regional Center but is within a ½ mile of the Fredericksburg Metro Premium Plus Transit 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 located within the North Sector Plan, adopted in 2010, and is currently designated as "Regional Center" in the future land use component of the

plan. The requested "C-3NA" General Commercial Nonalcoholic Sales District base zoning district is consistent with the future land use designation.

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 "I-1" General Industrial and "C-3NA" General Commercial Nonalcoholic Sales.
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-3NA" General Commercial Nonalcoholic Sales District is also an appropriate zoning. The subject property is surrounded by other industrial zoning and uses. The proposed "C-3NA" General Commercial Nonalcoholic Sales will allow a medical office and would not be out of character for the area. The existing "I-1" General Industrial does not allow medical or office uses as the intention of industrial districts is to limit public access to generally intense industrial areas and uses.
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 policy objectives of the North Sector Plan:
  - Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
    - LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.
    - 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 7,428 square foot site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone 7,428 square feet of the property for the purpose of a medical office.