



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2025-10700056 CD S (Associated Plan Amendment Case PA-2025-11600018)

SUMMARY:

Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025.

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

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: x

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 68297, dated December 30, 1989, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 71383, dated April 12, 1990, to "R-A" Residence-Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "R-A" Residence-Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

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:** Heath Road**Existing Character:** Local**Proposed Changes:** None known.**Thoroughfare:** Clyde Dent Drive**Existing Character:** Local**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 landscaping material sales and storage is 1 space per 500 sf GFA of sales and service building and the maximum parking requirement is 1 space per 375 sf GFA of sales and service building.**ISSUE:**

x

ALTERNATIVES:

Current Zoning: Uses are the same as within the “R-6” zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: “C-2NA CD S” Commercial Nonalcoholic Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The “CD” Conditional Use is for Landscaping Materials - Sales and Storage.

The “S” Specific Use Authorization is for Storage Shipping Container.

FISCAL IMPACT:

x

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

x

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:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x since residential uses are typically unsafe for development in the floodplain.
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x Relevant Goals and Policies of the Northwest Community Plan may include:
 - **Goal-1 Strategy 1:** Promote more businesses to be with neighborhood scale.
 - **Goal-1 Strategy 3:** Community to help reducing commercial vacancy along Tezel Road.
 - **Goal-2 Strategy 1:** Discourage commercial strip development.
6. **Size of Tract:** x
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop Landscaping Materials - Sales and Storage.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning for Storage Shipping Container.

The change of zoning request is to allow for sales storage of landscaping materials and a storage shipping container on the subject property. Landscaping equipment and materials are intended to be stored on-site, and sales of landscaping materials are intended on-site.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The subject site is **approximately 90% inundated by the FEMA 100-year floodplain** and Citi Dent Drive and Heath Road are also inundated by the floodplain leaving the property without unflooded access. There is a City 2022 bond project to major channel improvements along this property and Heath Road, as well as a 2025 PER for Leon Creek and Lower French Creek with hopes to resolve the major flooding occurring in this area. It is highly unfavorable to develop this property without coordination with the Project Delivery team and

the Floodplain Management team of Public Works. Coordination with the Stormwater Division is required prior to development of the property.