



City of San Antonio

Agenda Memorandum

Agenda Date: March 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2025-10700032 CD
(Associated Plan Amendment Case PA-2025-11600008)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Ayden Heights LLC

Applicant: Cutting Edge Capital LLC

Representative: Patrick Christensen

Location: 125 De Chantle Road

Legal Description: Lot 16H, NCB 8407

Total Acreage: 0.520 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Maverick Neighborhood Association, San Antonio Texas District One Resident Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated November 29, 1944, and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" 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-2"

Current Land Uses: Apartments, Athletic Fields/Park

Direction: South

Current Base Zoning: "C-2," "C-3," "MF-33"

Current Land Uses: Apartments, Day Care Center, Restaurant, Commercial Strip

Direction: East

Current Base Zoning: "C-2," UZROW

Current Land Uses: Loan Agency, Athletic Fields/Park

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

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: De Chantle Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type A

Proposed Changes: Streets, Bridges, and Sidewalk Improvements: District 7 Sidewalks -- Construct sidewalk improvements along Wilson Boulevard (Club Drive to Babcock Road), west side of Fredericksburg Road (N. Zarzamora to Balcones Heights Boulevard), one side of Loma Linda Drive (Babcock Road to Williamsburg Place), west side of Lake Boulevard (Club Drive to West Woodlawn Avenue), Benrus Boulevard and other District 7 sidewalk projects as appropriate and within available funding.

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

Routes Served: 95, 100, 103.

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 motor vehicle sales is 1 per 500 sf GFA of sales and service building and the maximum parking requirement is 1 per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “C-2 CD” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “CD” Conditional Use is for Motor Vehicle Sales.

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 within ½ a mile from the Fredericksburg, Zarzamora, and General McMullen-Babcock Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Near Northwest Community Plan, adopted February 2002, and is currently designated as “High-Density Residential” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial.” 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-2” Commercial District, “C-3” General Commercial District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales is also appropriate. The subject property is appropriately located next to existing commercial development and is abutting existing “C-2” zoned properties. The subject property is located at the intersection of a Secondary Arterial Road which can accommodate the commercial traffic. The requested zoning would preserve the property’s “C-2” base zoning district and allow for the additional use for motor vehicle sales. The Conditional Use requires a prescribed site plan that cannot be changed without further public review.
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. Relevant Goals and Policies of the Near Northwest Community Plan may include:
 - **Goal 2:** Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.
 - **Objective 2.2:** Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **JEC Goal 1:** Employment is focused in 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.

- 6. Size of Tract:** The 0.520-acre site is of sufficient size to accommodate the proposed commercial development.
- 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 for motor vehicle sales.

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