



City of San Antonio

Agenda Memorandum

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600008
(Associated Zoning Case Z-2025-10700032 CD)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Current Land Use Category: “High-Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 12, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Ayden Heights LLC

Applicant: Ayden Heights LLC

Representative: Patrick Christensen

Location: 125 De Chantle Road

Legal Description: Lot 16H, NCB 8407

Total Acreage: 0.52 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

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Planning Department

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.

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Plan Goals and Objectives:

- **Objective 2.2: Business Development** – Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- **Objective 2.3: Business Appearance** – Improve the appearance of area commercial corridors.

Comprehensive Land Use Categories:

Land Use Category: “High-Density Residential”

Description of Land Use Category: Uses include apartments with more than four dwelling units on an individual lot.

Permitted Zoning Districts: MF-25, MF-33, MF-40, RM-4, RM-5, RM-6, R-3, R-4, R-5, R-6.

Comprehensive Land Use Categories:

Land Use Category: “Community Commercial”

Description of Land Use Category: Development includes medium and high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some Community Commercial developments could be candidates for commercial retrofit. By indicating that a Community Commercial development area is a candidate

for commercial retrofit, the community is calling for the construction of infill buildings between the street and the existing buildings. The new buildings should create a stronger street presence, with facades facing the street, as well as hide the parking areas. Commercial retrofit is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1.

Land Use Overview

Subject Property

Future Land Use Classification: “High-Density Residential”

Current Land Use Classification: Abandoned Carwash

Direction: North

Current Base Zoning: “High-Density Residential,” “Regional Commercial”

Current Land Uses: Apartments, Athletic Fields/Park

Direction: South

Current Base Zoning: “High-Density Residential,” “Regional Commercial,” “Urban Low-Density Residential”

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

Direction: East

Current Base Zoning: “High-Density Residential,” “Regional Commercial”

Current Land Uses: Loan Agency, Athletic Fields/Park

Direction: West

Current Base Zoning: “High-Density Residential,” “Urban Low-Density Residential”

Current Land Uses: Apartments

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

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.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “High-Density Residential” to “Community Commercial” is requested to rezone the property to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales. Staff finds the proposed land use classification consistent with the surrounding area, located within proximity to “Regional Commercial” land uses to the north, east, and south, and abutting existing commercial developments.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700032 CD

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

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

Zoning Commission Hearing Date: March 18, 2025.