



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 5

SUBJECT:

ZONING CASE Z-2025-10700090 (Associated Plan Amendment Case PA-2025-11600030)

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: x

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 within the original 36 square miles of the City of San Antonio and zoned “G” Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “G” Local Retail District converted to the current “C-2” Commercial District.

Code & Permitting Details:

406 South Zaramora:

INV-PBP-25-3100001363 – PMT Building Without a Permit – Pending Resolution – March 2025

402 South Zarzamora:

ZONING-NCU-REG-2024-11300117 – Nonconforming Use/Development Preservation Rights Registration Renewal – About to Expire – August 2024

ZONING-NCU-REG-2024-11200137 – Nonconforming Use/Development Preservation Rights Registration Renewal – Approved – July 2023

ZONING-NCU-REG-2022-11400018 – Nonconforming Use/Development Preservation Rights Registration Renewal – Approved – July 2022

ZONING-NCU-REG-2021-11300068 – Nonconforming Use/Development Preservation Rights Registration Renewal – Revoked – August 2021

ZONING-NCU-REG-2021-11200081 – Nonconforming Use/Development Preservation Rights Registration – Approved – May 2021

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 "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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: South Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Saunders Avenue

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 75, 76, 103, 275, 276.

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 auto sales 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: C-2 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.

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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 Denial with an Alternate Recommendation of “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales.

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
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x Relevant Goals and Policies of the Guadalupe Westside Community Plan may include:
 - **Objective 19.4:** Promote Compatibility Between Business and Residents
 - **Objective 20.1.1.3:** Reduce occurrences of commercial encroachment into residential areas.
 - **Objective 10.3: Neighborhood Beautification-** Protect and promote the unique character of the neighborhoods and commercial corridors while improving their physical appearance.
6. **Size of Tract:** x
7. **Other Factors:** The change of zoning request is to allow for motor vehicle sales on the subject property.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.