



City of San Antonio

Agenda Memorandum

Agenda Date: May 14, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600027
(Associated Zoning Case Z-2025-10700086)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 2001

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 14, 2025. This case was continued from the April 23, 2025, hearing.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Mount Calvary EV Lutheran Church

Applicant: SA Life Academy

Representative: SA Life Academy

Location: 310 Bryn Mawr Drive

Legal Description: Lot 12, Block 22, NCB 9061

Total Acreage: 0.448 acres

Notices Mailed

Owners of Property within 200 feet: 20

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: Fort Sam Houston Army Base, Aviation Department, Planning Department
Transportation

Thoroughfare: Bryn Mawr Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Chevy Park

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 14, 8, 214, 509

Comprehensive Plan

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 2001

Plan Goals:

- Objective 2.3: Business Development
 - o Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.
- Action Step 2.3.2- Promote the development of infill buildings close to the road in order for the area to develop more density.
- Action Step 2.3.3- Encourage an interactive, supportive "community" to form. Improve communication and interaction between neighborhood residents, property owners, and business owners.

Comprehensive Land Use Categories:

Land Use Category: "Low Density Residential"

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, NP-8, NP10, NP-15

Comprehensive Land Use Categories:

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and

within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping, screening, and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

Permitted Zoning Districts: NC, C-1, O-1

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Parking Lot

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Single-Family

Direction: South

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Target, Commercial Strip Mall

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Single-Family

Direction: West

Future land Use Classification: “Public Institutional”, “Parks/Open Space”

Current Land Use Classification: Church

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:

The subject property is not located within a Regional Center but is within ½ a mile of the Austin Highway Premium Transit Corridor.

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 "Low Density Residential" to "Neighborhood Commercial" is requested to rezone the property to "NC" Neighborhood Commercial District. The subject property is located on a corner lot at the perimeter of a residential neighborhood and abuts an established commercial area in the rear, meeting general locational criteria for the proposed "Neighborhood Commercial" land use designation. Additionally, the proposed land use would act as a buffer between the "Community Commercial" and "Low Density Residential" land uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700086

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: May 6, 2025