



City of San Antonio

Agenda Memorandum

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600018
(Associated Zoning Case Z-2025-10700056)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Business/ Office Park”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 9, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Matthew D. Gill

Applicant: Matthew D. Gill

Representative: Brown & McDonald PLLC

Location: generally in the 6000 block of Heath Road

Legal Description: Lot P-7J, Lot P-131, and Lot P-132, NCB 15004

Total Acreage: 9.371 acres

Notices Mailed

Owners of Property within 200 feet: 19

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: Planning Department, Public Works

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.

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Plan Goals and Objectives:

- **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.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. 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-4, R-5, R-6, NP-8, NP-10, NP-15, and UD.

Comprehensive Land Use Categories:

Land Use Category: “Business/ Office Park”

Description of Land Use Category: Business/Office Park includes medium to large sized buildings that house professional, administrative, light manufacturing, and/or warehousing functions for local, regional, national, and international entities. Development in this category should take the form of a cohesive, campus setting where buildings are interspersed with open space and connected with pedestrian walkways. Uses in this category should be separated from residential areas with landscape buffers and feature monument signs and lighting that is oriented away from adjacent sites.

Permitted Zoning Districts: BP, L, O-1.5 and O-2.

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Land

Direction: North

Current Base Zoning: “Low Density Residential,” “Business/ Office Park”

Current Land Uses: Vacant Land, Athletic Fields

Direction: South

Current Base Zoning: “Low Density Residential”

Current Land Uses: Vacant Land, Single-Family Dwellings

Direction: East

Current Base Zoning: “Low Density Residential”

Current Land Uses: Vacant Land, Single-Family Dwellings

Direction: West

Current Base Zoning: “Low Density Residential”

Current Land Uses: Vacant Land, Single-Family Dwellings

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 not within ½ a mile from a 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 “Business/ Office Park” is requested to rezone the property to “L” Light Industrial District. Staff finds the proposed land use classification consistent with the surrounding area, located within proximity to “Business/ Office Park” land uses to the north and adjacent to existing commercial base zoning districts. The proposed land use change to “Business/Office Park” would limit the potential base zoning districts to office or light industrial uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700056

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 15, 2025.