



City of San Antonio

Agenda Memorandum

Agenda Date: June 5, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2025-10700100 CD

(Associated Plan Amendment Case PA-2025-11600034)

SUMMARY:

Current Zoning: “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District and “FR AHOD” Farm and Ranch Airport Hazard Overlay District

Requested Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Human Services Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Bexar County Texas

Applicant: David Phipps

Representative: LPA Design Studios, Mickey Conrad

Location: 10290 Southton Road

Legal Description: Lot 2, Block 4, NCB 10915

Total Acreage: 20.386 acres

Notices Mailed

Owners of Property within 200 feet: 8

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

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 9, 2014, and zoned “FR” Farm and Ranch District. A portion of the property was rezoned by Ordinance 2015-04-16-0326, dated April 16, 2015, to the current “C-2NA” Commercial Nonalcoholic Sales District.

Code & Permitting Details:

BOA-24-10300250 – Board of Adjustment – Appeal for Denial of NCU - Approved – December 2024

ZONING-NCU-APP-2024-11200208– Nonconforming Use/Development Preservation Rights Application – Denied – October 2024

COM-PRJ-APP24-39802160 – Commercial Project Application – Additional Info Required – September 2024

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,” “FR”

Current Land Uses: Restaurant, Single-Family Dwellings, Vacant Land, Public Safety Office

Direction: South

Current Base Zoning: “FR”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “FR”

Current Land Uses: Public Works Department, Vacant Land

Direction: West

Current Base Zoning: “C-2,” “MPCD”

Current Land Uses: Vacant Land, Single-Family Dwellings, Nursing Home

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: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Shane Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2NA” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

“FR” Farm and Ranch Districts are intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

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 to permit Human Services Campus.

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 not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Heritage South Sector Plan, adopted September 2010, and is currently designated as “Country Tier” and “Suburban Tier” in the future land use component of the plan. The requested “C-2 CD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Suburban Tier” for a portion of the property. 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 “FR” Farm and Ranch District, “C-2” Commercial District, and “MPCD” Master Planned Community District.
3. **Suitability as Presently Zoned:** The existing “C-2NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Human Services Campus is also appropriate. The subject property is located within proximity to existing commercial base zoning districts and is currently zoned for commercial uses excluding the sales of alcohol. The subject property is located off an enhanced secondary arterial road, which can accommodate thoroughfare traffic. The requested “CD” 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 Heritage South Sector Plan may include:
 - **Goal LU-1:** Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
 - **Goal LU-3:** Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments
6. **Size of Tract:** The 20.386-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 a human services campus.

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