



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 3

SUBJECT:
ZONING CASE Z-2025-10700044

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: N/A

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 annexed into the City of San Antonio by Ordinance 2016-06-16-0478, dated June 16, 2016 and rezoned by Ordinance 2016-06-16-0492, dated June 16, 2016, to “I-2” Heavy Industrial District. The property was rezoned by Ordinance 2020-08-06-0491, dated August 6, 2020, to “MXD” Mixed Use District. The property was rezoned by Ordinance 2024-02-15-0109, dated February 15, 2024, to the current “C-2” Commercial District.

Code & Permitting Details:

There is no code enforcement of permitting history for the subject property.

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 "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:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Old Corpus Christi Road
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Donop Road
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: IH 37
Existing Character: Interstate Highway
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 and residential uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

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: x

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 Heritage South Sector Plan may include:
 - **Goal HOU-1:** An array of housing choices throughout the area with an appropriate mix of densities and housing types.
 - **Goal HOU-2:** Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
6. **Size of Tract:** x
7. **Other Factors:** The change of zoning request is to allow “R-4” Residential Single-Family, “MF-25” Limited Density Multi-Family, and “C-2” Commercial zoning and permitted uses.

The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 15 acres, there could potentially be development of 375 units. The applicant is proposing development of 375 units.

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

Per TxDOT, no access points may be allowed onto IH 37.

A portion of the property is located within the FEMA 100-year floodplain. Any improvements within this floodplain will require coordination prior to construction with Public Works Department. Please coordinate prior to any plat or permit submittals to the City of San Antonio.