



City of San Antonio

Agenda Memorandum

Agenda Date: March 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2025-10700030 S

(Associated Plan Amendment Case PA-2025-11600007)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Archbishop of San Antonio Gustavo Garcia-Siller

Applicant: Brown & McDonald, PLLC

Representative: Brown & McDonald, PLLC

Location: 528 Ira Lee Road

Legal Description: 8.744 acres out of CB 5078 and NCB 12163

Total Acreage: 8.744 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Aviation Department, Planning Department, Public Works Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the portion zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family District.

Code & Permitting History:

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

Topography: There is an increase in elevation going from the east to west of the property. A small part of the western portion is within the 100 Year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2

Current Land Uses: Dumpster Rental Service

Direction: South

Current Base Zoning: C-2 PUD, C-3 PUD

Current Land Uses: Golf Driving Range

Direction: East

Current Base Zoning: PUD

Current Land Uses: Salado Creek Greenway

Direction: West

Current Base Zoning: RM-4 PUD, R-6 PUD

Current Land Uses: Residential Single-Family

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: Ira Lee Road

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: N/A

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 Athletic Fields—Noncommercial is 1 per 6 seats or 1 per 30 sf GFA if no permanent seats.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “NC S” Neighborhood Commercial District provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

The “S” Specific Use Authorization would permit Athletic Fields - Outdoor Permitted.

FISCAL IMPACT:

None.

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 a ½ mile of the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, and is currently designated as “Parks/Open

Space” in the future land use component of the plan. The requested “NC” Neighborhood Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial”. 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 “C-3 PUD” General Commercial Planned Unit Development and “C-2 PUD” Commercial Planned Unit Development.
3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “NC S” Neighborhood Commercial District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted is also appropriate. The property abuts existing commercial uses of a similar intensity and use as the proposed. Furthermore, the proposed base zone of “NC” Neighborhood Commercial would only permit low intensity commercial uses, intended to serve a market equivalent to a neighborhood. The applicant will have to adhere to the prescribed site plan required for Specific Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF Goal 6: Growth and city form support community health and wellness.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
 - GCF P35: Help provide land, facilities, and/or entitlements that can be used to establish schools that attract a broader spectrum of families with children.

Relevant Goals and Objectives from the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal I: Protect the quality of life of residents including health, safety, and welfare.
 - Key themes of the plan:
 - o 4) preserving environmental resources, parkland, and flood plains
 - o 5) preserving neighborhood integrity and preventing commercial encroachment
 - o 6) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes,
6. **Size of Tract:** The subject property is 8.744 acres, which can reasonably accommodate the proposed commercial development.

- 7. Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop Athletic Fields - Outdoor Permitted.