



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2025-10700014

(Associate Plan Amendment PA-2025-11600003)

SUMMARY:

Current Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District

Requested Zoning: “MXD AHOD” Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Basel Investments LTD

Applicant: NRP Properties LLC

Representative: Ortiz McKnight PLLC

Location: Generally located in the 5000 block of Tezel Road

Legal Description: Lot 13, Block 92, NCB 18792

Total Acreage: 5.76 acres

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Great Northwest Homeowner's Association

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 property was annexed into the City of San Antonio by Ordinance 68296, dated December 30, 1989, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 71383, dated April 12, 1990, to "B-2" Business District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District and the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Code & Permitting Details:

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

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: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Urgent Care, HEB

Direction: West

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

Current Land Uses: Food Service Establishments, Walmart, Commercial Strip Mall

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: Tezel Road

Existing Character: Minor Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Camino Rosa

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 610

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking minimum requirement for Dwelling – Multi-Family is 1.5 spaces per unit. The minimum parking requirement for public and private pre-kindergarten through 12th grade is 1 space per classroom. The parking minimum requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-2” 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.

“C-3” General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "MXD" Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

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 but is within ½ a mile from the Huebner – Grissom Metro Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Northwest Community Plan adopted in 1998, updated in 2004 and 2011, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “MXD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Mixed Use. Staff recommends Approval. Planning Commission recommendation is pending the May 28, 2025, hearing.
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. Properties surrounding the subject area are zoned “R-6”, “R-4” Residential Single-Family District, “C-3” General Commercial District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-3” General Commercial District are appropriate zonings for the property and surrounding area. The proposed “MXD” Mixed Use District with a maximum density of 25 units per acre is also appropriate. The intent of the zoning is for a multi-family development with an on-site pre-kindergarten school. Given the mix of commercial and residential uses in the area, the proposed zoning and use aligns with surrounding properties. The subject property also fronts Tezel Road, a minor arterial, which can accommodate the residential and commercial traffic. Additionally, the request would be a downzone from the current “C-3” designation, reducing the potential for higher intense commercial uses abutting the residentially zoned properties to the east. The site plan prescribed by the “MXD” base zoning designation will regulate various development aspects and deviation from the approved document could warrant additional City Council consideration. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.

- 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 Comprehensive Plan may include:
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - 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 close proximity to housing and where appropriate.
 - GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Objectives of the Northwest Community Plan may include:

- Goal-1: Encourage neighborhood-friendly business development
 - o Strategies-1: 2 Commercial uses to be easily accessible
 - o Strategies-1: 3 Community to help reducing commercial vacancy along Tezel Road
 - Goal-2: Encourage commercial development at nodes
- 6. Size of Tract:** The 5.76-acre site is of sufficient size to accommodate the proposed mixed-use development.
- 7. Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 5.76 acres, there could potentially be development of 144 units. The applicant is proposing to build 78 units.

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