



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: x

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 9, 2025.

Case Manager:

Property Owner:

Applicant:

Representative:

Location:

Legal Description:

Total Acreage:

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Transportation

Thoroughfare:

Existing Character:

Proposed Changes:
Public Transit:
Routes Served:

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:

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:

x

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: