



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2025-10700012

SUMMARY:
Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 4, 2025

Case Manager: Eradio Gomez Zoning Senior Planner

Property Owner: Dolores Cisneros

Applicant: Patrick Christensen

Representative: Patrick Christensen

Location: 9989 Huebner Road

Legal Description: on 0.825 acres out of NCB 14864

Total Acreage: 0.825

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Oakland Estates and Riot Commons Community Organization

City-Wide Community Organizations: Women in Film & Television San Antonio, and Lifeline Overeaters Anonymous Community Organizations

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972 and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting History:

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: C-2

Current Land Uses: Doctor, Family Practice Physician, Real Estate Attorney, Dentist

Direction: South

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

Current Land Uses: Ophthalmologist, Supplement Store, Dentist

Direction: East

Current Base Zoning: C-3

Current Land Uses: Gas Station, Vacant Land

Direction: West

Current Base Zoning: C-2

Current Land Uses: Pain Management Physician, Vacant Land, Single-Family Homes

Overlay District Information:

NA

Special District Information:

NA

Transportation

Thoroughfare: Huebner Road

Existing Character: Principal, Primary Arterial

Proposed Changes: None Known

Thoroughfare: USAA Boulevard

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 603, 503, 522

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: "R-6" Residential Single-family District allows for dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "C-2" Commercial District accommodates 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.

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 ½ a mile of the Medical Center Metro Premium Plus 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 Oakland Estates Neighborhood Plan, adopted in 2000, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.
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-2 Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is more appropriate. The surrounding area is comprised of commercial uses, making the proposal consistent with the current area. Additionally, the property is located along a primary arterial which can handle traffic and provides adequate ingress and egress.
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 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Policy 8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.Relevant Goals and Objectives from the Oakland Estates Neighborhood Plan may include:
 - Creating appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.
6. **Size of Tract:** The subject property is 0.825 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant is requesting the change to develop a small shopping center.