



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600034
(Associated Zoning Case Z-2025-10700100 CD)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Current Land Use Category: “Country Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Bexar County Texas

Applicant: David Phipps

Representative: LPA Design Studios, Mickey Conrad

Location: 10290 Southton Road

Legal Description: Lot 2, Block 4, NCB 10915

Total Acreage: 20.386 acres

Notices Mailed

Owners of Property within 200 feet: 8

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: Planning Department

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Shane Road

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: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals and Objectives:

- **Goal LU-1:** Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- **Goal LU-3:** Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

Comprehensive Land Use Categories:

Land Use Category: “County Tier”

Description of Land Use Category:

RESIDENTIAL: Rural Homestead- Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

NON-RESIDENTIAL: Agriculture, Commercial- Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

Permitted Zoning Districts: RP, FR.

Comprehensive Land Use Categories:

Land Use Category: “Suburban Tier”

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density- Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadruplexes); townhouses, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial- Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD.

Land Use Overview

Subject Property

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Nursing Home

Direction: North

Current Base Zoning: “County Tier”

Current Land Uses: Restaurant, Single-Family Dwellings, Vacant Land, Public Safety Office

Direction: South

Current Base Zoning: “Suburban Tier”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “Country Tier”

Current Land Uses: Public Works Department, Vacant Land

Direction: West

Current Base Zoning: “Suburban Tier”

Current Land Uses: Vacant Land, Single-Family Dwellings, Nursing Home

ISSUE:

None.

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:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Country Tier” to “Suburban Tier” is requested to rezone the property to “C-2 CD” Commercial District with a Conditional use for Human Services Campus. Staff finds the proposed land use classification consistent with the surrounding area. Majority of the subject property is currently designated as “Suburban Tier,” and the request would change the remaining “Country Tier” portion to match the current land use designation. There is existing “Suburban Tier” to the west.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700100 CD

Current Zoning: “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Human Services Campus

Zoning Commission Hearing Date: May 6, 2025.