



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 5

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600030
(Associated Zoning Case Z-2025-10700090)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 2007

Current Land Use Category: “Low Density Mixed Use”

Proposed Land Use Category: “Light Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: David Elmer Garcia and David Elmer Garcia Ortiz

Applicant: Jose Luis Noriega Jr.

Representative: Jose Luis Noriega Jr.

Location: 402 and 406 South Zarzamora Street

Legal Description: the south 39.2 feet of the west 47.36 feet of Lot 11 and the south 60 feet and north 94.6 feet of Lot 12, Block 8, NCB 2361

Total Acreage: 0.2249 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Neighborhood Association. Prospect Hill Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Lackland AFB, Planning Department

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Saunders Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: West Cesar E. Chavez Boulevard

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 75, 76, 103, 275, 276.

Comprehensive Plan

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 2007

Plan Goals and Objectives:

- **Objective 19.4:** Promote Compatibility Between Business and Residents
- **Objective 20.1.1.3:** Reduce occurrences of commercial encroachment into residential areas.
- **Objective 10.3:** Neighborhood Beautification- Protect and promote the unique character of the neighborhoods and commercial corridors while improving their physical appearance.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category: Mix of low intensity residential and commercial uses (adjacent lots or integrated in one structure). Compatibility between commercial and residential uses. Shared parking located to rear of structure, limited curb cuts. Monument signs encouraged. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25 (two stories), NC, C-1, C-2P, IDZ, TOD, MXD, UD, O-1.

Comprehensive Land Use Categories:

Land Use Category: “Light Industrial”

Description of Land Use Category: Includes a mix of light manufacturing and limited ancillary retail. Should include proper screening and buffering and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

Permitted Zoning Districts: C-3, O-2, L, I-1, MI-1, BP.

Land Use Overview

Subject Property

Future Land Use Classification: “Light Industrial”

Current Land Use Classification: Motor Vehicle Sales

Direction: North

Current Base Zoning: “Low Density Residential,” “Low Density Mixed Use”

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: “Mixed Use,” “Low Density Residential”

Current Land Uses: Fast Food Restaurant, Single-Family Dwellings

Direction: East

Current Base Zoning: “Low Density Residential”

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: “Low Density Mixed Use,” “Low Density Residential”

Current Land Uses: Insurance Enrollment, Single-Family Dwellings

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 within ½ a mile from the Zarzamora and Commerce – Houston Premium Transit Corridors.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Low Density Mixed Use” to “Light Industrial” is requested to rezone the property to “C-3” General Commercial District. Staff finds the proposed land use classification inconsistent with the surrounding residential and light commercial uses. The request to “Light Industrial” would allow heavy commercial and industrial uses on the subject property, which would be inappropriately located within close proximity to residential land use designations.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700090

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay
Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military
Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 6, 2025.