



City of San Antonio

Agenda Memorandum

Agenda Date: May 15, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700294 CD ERZD

SUMMARY:

Current Zoning: “C-2 ERZD” Commercial District Edwards Recharge Zone District

Requested Zoning: “C-2 CD ERZD” Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Woodmont Helotes Academy LLC

Applicant: Woodmont Helotes Academy LLC

Representative: Brown & McDonald, PLLC

Location: generally in the 13000 block of FM 1560 North

Legal Description: Lots 2 and 3, Block 3, NCB 14867

Total Acreage: 2.154 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Bavarian Forest HOA

Applicable Agencies: SAWS, Planning Department, TxDOT

Property Details

Property History: The subject property was annexed into City of San Antonio by Ordinance 86864, dated December 30, 1997, and zoned Temporary “R-1” Residential Single-Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Residential Single-Family District converted to “R-6” Single-Family Residential District. The property was rezoned by Ordinance 2007-06-07-0669, dated June 7, 2007, to “C-2” Commercial District.

Code & Permitting Details:

COM-PRJ-APP24-39800873 – Commercial project Application – Pending Issuance – April 2024

Zoning-Z-2021-10700340 – Change of Zoning – Completed – December 2021

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: “MF-18”

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: “MF-18”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “MF-18”

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwellings

Overlay District Information:

The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Special District Information:

N/A

Transportation

Thoroughfare: FM 1560

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: North Loop 1604 West

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a sound and recording studio is 1 space per 300 sf GFA and the maximum parking requirement is 1 space per 200 sf GFA.

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.

Proposed Zoning: “C-2 CD” 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.

The “CD” Conditional Use is for a Sound and Recording Studio.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM 1851 RIGSBY AVE 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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommend Approval with the following conditions:

- A. Hours of Operation: Monday thru Saturday, 8am – 6pm.
- B. No outdoor speakers.

SAWS recommends no more than 60% impervious cover.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 “R-6” Residential Single-Family District and “MF-18” Limited Density Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for a Sound and Recording Studio is also appropriate. The subject property is currently zoned for commercial uses, and the request would permit the additional use for a sound and recording studio. The subject property is appropriately located off a secondary arterial road which can accommodate to proposed commercial traffic. There are existing commercial zoned properties to the west, east, and northeast.
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 SA Tomorrow Comprehensive Plan may include:
 - **JEC Goal 3:** San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.
 - **JEC Goal 4:** San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment, and industries.
 - **JEC Goal 5:** San Antonio plays an important role in the regional, national, and international economy.
6. **Size of Tract:** The 2.154-acre site is of sufficient size to accommodate the proposed commercial development.

- 7. Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a sound and recording studio.

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

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 60% on the site. Reference SAWS report dated March 18, 2025.

One shared access may be allowed onto FM 1560. TxDOT coordination would be required.