



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700230 CD S

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4" Residential Single-Family District

Requested Zoning: "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum and "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum on a combined total of 77.14 acres, and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Funeral Home/Undertaking Parlor on 3.25 acres. All "AHOD" Airport Hazard Overlay Districts to remain the same.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Jen Texas 29 LLC

Applicant: SCI Shared Resources, LLC

Representative: Ortiz McKnight, PLLC

Location: 13279 FM 1937

Legal Description: 80.39 acres out of NCB 15667

Total Acreage: 80.39 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 68292, dated December 31, 1988, and zoned Temporary “R-1” Residence District. The property was rezoned by Ordinance 69286, dated April 13, 1989, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-2” Business District converted to “C-2” Commercial District. The property was rezoned by Ordinance 98228, dated September 25, 2003, to “UD” Urban Development District. The property was rezoned by Ordinance 2014-08-07-0557, dated August 7, 2014, to the current “R-4” Residential Single-Family District.

Code & Permitting Details:

Master Development Plan (MDP) (LAND-MDP-21-11100031) May 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: “R-4”, “R-6 CD”, “MH”

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: “OCL PMRES”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-4”, “OCL”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: UZROW, “R-4”, “C-2”, “C-3”

Current Land Uses: South US Highway 281, Vacant, Apartments

Overlay District Information:

The “AHOD” Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation

Thoroughfare: FM 1937

Existing Character: Collector Rural

Proposed Changes: None Known

Thoroughfare: South US Highway 281

Existing Character: Minor Super Arterial B

Proposed Changes: None Known

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

Routes Served: 42

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 Funeral Home or Undertaking Parlor is 1 space per 4 seats. There is no minimum parking requirement for a Cemetery.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District permits a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "C-2NA CD" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The "CD" Conditional Use is for a Funeral Home/Undertaking Parlor.

"R-4 S" Residential Single-Family District permits a Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The "S" Specific Use Authorization is for a Cemetery, Columbarium, or Mausoleum.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located with a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Heritage South Sector Plan, adopted in 2010, and is currently designated as "Suburban Tier" and "General Urban Tier" in the future land use component of the plan. The requested "C-2" and "R-4" base zoning district is consistent with the future land use designations.
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 zones consist of "R-4" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for Two (2) Manufactured Homes, "C-2" Commercial District, and "C-3" General Commercial District.
3. **Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum and "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home/Undertaking Parlor are also appropriate. Common land use principles recommend that commercial uses be kept along main arterials as to not further congest local streets. Given that the property falls in between a secondary arterial and collector street, staff finds that it meets the locational requirements to accommodate traffic. Additionally, at 80.39 acres the subject area is of sufficient size to accommodate the proposed uses. The applicant will have to adhere to the prescribed site plan required for Conditional Use and Specific Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Relevant Goals and Policies of the Heritage South Sector Plan may include:

- Goal COM-1: Multi-purpose community centers through public-private and non-profit partnerships.
- 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.

6. **Size of Tract:** The 80.39-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Cemetery, Columbarium, or Mausoleum.

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 Funeral Home/Undertaking Parlor.

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

One access may be allowed onto US 281. Two access points may be allowed onto S Flores Rd (FM 1937). TxDOT has concerns about zoning a cemetery here as it would limit the potential for expansion of both FM 1937 and US 281 in the future. TxDOT Coordination would be required.