



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2025-10700013 CD
(Associated Plan Amendment PA-2025-11600016)

SUMMARY:

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

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Sally and Kevin Fletcher

Applicant: Ever Engineering, LLC

Representative: Patrick Christensen

Location: Generally located in the 5000 block of Rogers Road

Legal Description: Lot 1, Block 3, NCB 17637

Total Acreage: 0.9182 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Mountain View Acres Neighborhood Coalition

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

Applicable Agencies: N/A

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 85089, dated December 30, 1996, and originally zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property 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: "R-6"

Current Land Uses: Vacant, Church, Single-Family Dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant, Single-Family Dwellings

Direction: West

Current Base Zoning: "MF-25", "R-6"

Current Land Uses: Vacant

Overlay District Information:

N/A

Special District Information:

N/A

Transportation

Thoroughfare: Rogers Road

Existing Character: Local Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Mount Evans Drive

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Mount Helen Drive

Existing Character: Local

Proposed Changes: None known

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

Routes Served: None

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 Contractor Facility is 1 parking space per 1,500 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District permits a single-family 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 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 Construction Trades Contractors.

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 located within the Highway 151 and Loop 1604 Regional Center and within ½ mile of a Huebner – Grissom Metro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-1 CD” Light Commercial District with a Conditional use for Auto - Glass Tinting.

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 Highway 151 and Loop 1604 Area Regional Center Plan, adopted in 2022, and is currently designated as “Neighborhood Mixed Use” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommends Denial. Planning Commission recommends Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “R-6” Residential Single-Family District and “MF-25” Low Density Multi-Family District.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors is not appropriate. Located within proximity to single family residences, staff finds that the proposal is not consistent with the surrounding area. The proposed zone change and conditional use of Construction Trades Contractors, which is commonly an industrial use, would increase the future potential for higher intensity commercial and industrial encroachment within a predominately residentially zoned block. Even though there are lower intense commercial and office zones along Rogers Road, they align with the current land use designation and are more appropriate when abutting residentially zoned properties.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does appear to conflict with any public policy objectives of the Highway 151 and Loop 1604 Area Regional Center Plan:
 - Goal 2: Support new mobility choices and manage congestion on major roadways while encouraging new development and land use choices that do not increase congestion.
 - Strategy 1.1 (Regulatory and Policy) Review current zoning to ensure that the zoning within established neighborhoods is consistent with existing Residential Estate, Low Density Residential, and Urban Low Density Residential uses and future land use designations. Rezone properties that are not zoned consistently to ensure that undeveloped lots are not over-built in the future.

- Strategy 2.1 (Regulatory and Policy) Review current zoning for consistency with the patterns in development intensity reflected in the future land use map. In particular, ensure that properties in areas designated Regional Mixed-Use or Business/Innovation Mixed-Use have been zoned to accommodate the range of uses anticipated for these respective land use categories.
6. **Size of Tract:** The subject property is 0.9182 acres, which can reasonably 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 commercial strip mall.

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