



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700110

SUMMARY:

Current Zoning: "FR AHOD" Farm and Ranch Airport Hazard Overlay District and "FR" Farm and Ranch District

Requested Zoning: "RP AHOD" Resource Protection Airport Hazard Overlay District and "RP" Resource Protection District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: East Central ISD Board of Trustees

Applicant: East Central ISD Board of Trustees

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 13792 Donop Road and 12705 Old Corpus Christi Highway

Legal Description: P-164 and P-165A, CB 4007

Total Acreage: 123.641

Notices Mailed

Owners of Property within 200 feet: 19

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, Public Works Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 8, 2014, and zoned to the current "FR" Farm and Ranch District.

Code & Permitting Details:

REQ-BPPR-24-428-00264 – Preliminary Plan Review-Building – October 2024

LAND-TIA-24-12800115 – Traffic Impact Analysis – November 2024

Topography: The 100 Year Floodplain runs throughout the center of the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, OCL

Current Land Uses: Preschool, Road Construction Company, Vacant

Direction: South

Current Base Zoning: FR, I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: OCL, RE

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: C-2, MXD, I-1, I-2

Current Land Uses: Construction Company, Metal Fabricator, Steel Fabricator

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: Old Corpus Christi Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Donop Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: N/A

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for School – Public (includes all ISD schools K-12, open enrollment charter schools, public college or university) is 1 space per classroom.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “FR” Farm and Ranch District preserves rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed Zoning: “RP” Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

FISCAL IMPACT:

None

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 or within ½ a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 September 2010, and is currently designated as “Agribusiness RIMSE Tier in the future land

use component of the plan. The requested “RP” base zoning district is consistent with the future land use designation.

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. Properties surrounding the subject site are “FR” Farm and Ranch District and “RE” Residential Estate Tier.
3. **Suitability as Presently Zoned:** The existing “FR” Farm and Ranch District is an appropriate zoning for the property and surrounding area. The proposed "RP" Resource Protection District is also appropriate. The purpose of the rezoning is to allow for the construction of a new school campus for the East Central Independent School District, which will include a new high school, middle school, educational and administrative buildings, and athletic facilities. The proposed zoning and use are consistent with the surrounding area, and will provide educational opportunities and facilities to serve surrounding neighborhoods.
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 Comprehensive Plan may include:
 - PFCS P19: Coordinate with school districts to identify potential school sites, especially those planned in regional centers and other future growth areas.
 - PFCS P22: Encourage innovative educational opportunities throughout San Antonio, including in traditionally underserved areas, in order to elevate educational attainment and quality.
 - GCF Goal 8: Students throughout San Antonio have enhanced educational access and perform at a high level.

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

- Goal COM-3: Community resources between local school districts, surrounding municipalities, Bexar County, quasi-public and private entities in Heritage South Sector that are coordinated and clustered.
 - EDU-5.3: Ensure that schools and libraries reflect the importance as community facilities by taking into consideration the location, topography, infrastructure, traffic conditions and accessibility by pedestrians, bicycles and vehicles.
6. **Size of Tract:** The 123.641 acre site is of sufficient size to accommodate the proposed development.
 7. **Other Factors:** The subject site is traversed by two Zone A FEMA floodplains. One to the northeast and the other on the southwest border of the site. Any improvements within the floodplain is prohibited without first communicating with Public Works Department. A flood study and/or a Conditional Letter of Map Revision (CLOMR) will be required at time of platting. Please coordinate with PWD prior to starting the platting process.