



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 10

SUBJECT:

ZONING CASE Z-2025-10700086

(Associated Plan Amendment Case PA-2025-11600027)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Mount Calvary EV Lutheran Church

Applicant: SA Life Academy

Representative: SA Life Academy

Location: 310 Bryn Mawr Drive

Legal Description: Lot 12, Block 22, NCB 9061

Total Acreage: 0.448

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: N/A

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

Applicable Agencies: Fort Sam Houston Army Base, Aviation Department, Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 2942, dated December 28, 1945, and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned "D" Apartment District converted to the current "MF-33" Multi-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: MF-33, R-4

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: C-2, C-3

Current Land Uses: Target, Commercial Strip Mall

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: R-4, C-2

Current Land Uses: Church

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:

None.

Transportation

Thoroughfare: Bryn Mawr Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Chevy Park
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 102, 251, 515, 52414, 8, 214, 509

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 most retail uses is 1 space per 300 square feet of Gross Floor Area (GFA).

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

Proposed Zoning: "NC" Neighborhood Commercial District provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

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 not located within a Regional Center but is within ½ a mile of the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Northeast Inner Loop Neighborhood Plan adopted in March 2001, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "NC" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment

to "Neighborhood Commercial". Staff recommends Approval. Planning Commission recommendation pending the May 14, 2025, hearing.

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 "C-2" Commercial District and "C-3" General Commercial District.
3. **Suitability as Presently Zoned:** The existing "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "NC" Neighborhood Commercial District is also appropriate. The proposed rezoning is requested to develop a small-scale retail operation. The subject property is appropriately located on a corner lot at the perimeter of a residential neighborhood which can accommodate the low-intensity, small-scale uses permitted by the "NC" Neighborhood Commercial District. Furthermore, the proposed zoning district can act as a buffer between the more intense commercial districts to the south and residential districts to the north.
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:
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
 - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
 - JEC P7: Support collective impact initiatives that identify, prioritize and support accountability in the execution of comprehensive workforce development strategies that ensure the entire spectrum of San Antonio citizens have access to the training that can connect them to gainful employments.Relevant Goals and Policies of the Northeast Inner Loop Neighborhood Plan may include:
 - Objective 2.3: Business Development
 - o Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.
 - Action Step 2.3.2- Promote the development of infill buildings close to the road in order for the area to develop more density.
 - Action Step 2.3.3- Encourage an interactive, supportive "community" to form. Improve communication and interaction between neighborhood residents, property owners, and business owners.
6. **Size of Tract:** The subject property is 0.448 acres, which can reasonably accommodate the proposed commercial development.

7. **Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.