



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 3

SUBJECT:

ZONING CASE Z-2025-10700100 CD (Associated Plan Amendment Case PA-2025-11600034)

SUMMARY:

Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025.

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

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: x

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 9, 2014, and zoned “FR” Farm and Ranch District. A portion of the property was rezoned by Ordinance 2015-04-16-0326, dated April 16, 2015, to the current “C-2NA” Commercial Nonalcoholic Sales District.

Code & Permitting Details:

BOA-24-10300250 – Board of Adjustment – Appeal for Denial of NCU - Approved – December 2024

ZONING-NCU-APP-2024-11200208– Nonconforming Use/Development Preservation Rights Application – Denied – October 2024

COM-PRJ-APP24-39802160 – Commercial Project Application – Additional Info Required – September 2024

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

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:** Southton Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None known.**Thoroughfare:** Shane Road**Existing Character:** Local**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 parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.**ISSUE:**

x

ALTERNATIVES:

Current Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. To preserve 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.

“FR” Farm and Ranch Districts are intended to preserve 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: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. To preserve 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.

The “CD” Conditional Use is to permit Human Services Campus.

FISCAL IMPACT:

x

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

x

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:** x
- 2. Adverse Impacts on Neighboring Lands:** x
- 3. Suitability as Presently Zoned:** x
- 4. Health, Safety and Welfare:** x
- 5. Public Policy:** x Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - **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:** x
- 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 human services campus.

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