



City of San Antonio

Agenda Memorandum

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600007
(Associated Zoning Case Z-2025-10700030 S)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Parks/Open Space"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 12, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Archbishop of San Antonio Gustavo Garcia-Siller

Applicant: Brown & McDonald, PLLC

Representative: Brown & McDonald, PLLC

Location: 528 Ira Lee Road

Legal Description: 8.744 acres out of CB 5078 and NCB 12163

Total Acreage: 8.744

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Aviation Department, Planning Department, Public Works Department

Transportation

Thoroughfare: Ira Lee Road

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety, and welfare.
- Key themes of the plan:
 - o 4) preserving environmental resources, parkland, and flood plains
 - o 5) preserving neighborhood integrity and preventing commercial encroachment
 - o 6) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes,

Comprehensive Land Use Categories:

Land Use Category: “Parks/Open Space”

Description of Land Use Category: Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

Permitted Zoning Districts: RP, G

Comprehensive Land Use Categories:

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline

Permitted Zoning Districts: NC, C-1, O-1

Land Use Overview

Subject Property

Future Land Use Classification: “Parks/Open Space”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Parks/Open Space”, “Low Density Residential”

Current Land Use Classification: Dumpster Rental Service, Salado Creek Greenway, Residential Single-Family

Direction: South

Future Land Use Classification: “Parks/Open Space”, “Low Density Residential”, “Medium Density Residential”

Current Land Use Classification: Golf Driving Range, Residential Single-Family

Direction: East

Future Land Use Classification: “Parks/Open Space”, “Low Density Residential”

Current Land Use Classification: Salado Creek Greenway, Residential Single-Family

Direction: West

Future land Use Classification: “Parks/Open Space”, “Low Density Residential”

Current Land Use Classification: Residential Single-Family

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

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.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Parks/Open Space” to “Neighborhood Commercial” is requested to rezone the property to “NC S” Neighborhood Commercial District with a Specific Use Authorization for Outdoor Athletic Fields. While the subject property does abut properties with “Parks/Open Space” land use designations, they are utilized as commercial and industrial uses. The property also fronts a collector street, consistent with preferred locational criteria of “Neighborhood Commercial” properties and uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700030 S

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District
with a Specific Use Authorization for Athletic Fields - Outdoor Permitted
Zoning Commission Hearing Date: March 18, 2025