



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** May 16, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2022-10700304 (Large Area Rezoning)

**SUMMARY:**  
**Current Zoning:**

**Requested Zoning:**

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 16, 2023

**Case Manager:** Alfonso Camacho

**Property Owner:** Multiple Owners

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** Westwood Square Area

**Legal Description:** See above

**Total Acreage:** 612.8

**Notices Mailed**

**Owners of Property within 200 feet:** 2806

**Registered Neighborhood Associations within 200 feet:** Westwood Square Neighborhood Association and El Charro Neighborhood Association

**Applicable Agencies:** N/A

**Property Details**

**Property History:**

**Topography:** N/A

**Adjacent Base Zoning and Land Uses**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**Direction:**

**Current Base Zoning:**

**Current Land Uses:**

**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. The "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures. The "MSAO-2" Martindale Army Airfield Military Sound Attenuation Overlay District does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-2" regulations apply to new construction of habitable structures. The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards

primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

### **Special District Information:**

The Airport District is a special district to accommodate uses encompassed by a local or regional airport, as well as industries that contribute to the operation of an airport or which need to locate on airport property.

### **Transportation**

#### **Thoroughfare:**

##### **Existing Character:**

##### **Proposed Changes:**

#### **Thoroughfare:**

##### **Existing Character:**

##### **Proposed Changes:**

#### **Public Transit:**

#### **Traffic Impact:**

#### **Parking Information:**

#### **Thoroughfare:**

##### **Existing Character:**

##### **Proposed Changes:**

#### **Thoroughfare:**

##### **Existing Character:**

##### **Proposed Changes:**

#### **Public Transit:**

#### **Traffic Impact:**

#### **Parking Information:**

#### **Thoroughfare:**

##### **Existing Character:**

##### **Proposed Changes:**

#### **Thoroughfare:**

##### **Existing Character:**

**Proposed Changes:**

**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**ISSUE:**

**ALTERNATIVES:**

Current Zoning: C-2 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.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

none

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

N/A

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommendation pending.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** N/A
2. **Adverse Impacts on Neighboring Lands:** N/A
3. **Suitability as Presently Zoned:** N/A
4. **Health, Safety and Welfare:** N/A
5. **Public Policy:** N/A
6. **Size of Tract:** N/A

**7. Other Factors N/A**