



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2025-10700046 CD

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

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: x

Applicable Agencies: x

Property Details

Property History: x

Topography: x

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: x

Current Land Uses: x

Direction: East

Current Base Zoning: x

Current Land Uses: x

Direction: South

Current Base Zoning: x

Current Land Uses: x

Direction: West

Current Base Zoning: x

Current Land Uses: x

Overlay District Information:

N/A

Special District Information:

N/A

Transportation

Thoroughfare: x

Existing Character:

Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

Thoroughfare: x
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

Thoroughfare: x
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

ISSUE:

x

ALTERNATIVES:
Current Zoning: N/A

Proposed Zoning: N/A

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

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
6. **Size of Tract:** x
7. **Other Factors** x