



City of San Antonio

Agenda Memorandum

Agenda Date: January 7, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700264

(Associated Plan Amendment Case PA-2024-11600097)

SUMMARY:

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 7, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Missionary Oblates of Mary Immaculate of Texas

Applicant: Oblate School of Technology

Representative: Rene Espinosa

Location: 7711 Madonna Drive

Legal Description: Lot 18, NCB 11695

Total Acreage: 0.5877 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Shearer Hills Ridgeview
Neighborhood Association and San Antonio Texas District One Residents Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television
San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Aviation, Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details:

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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: School, Apartments, Condos

Direction: East

Current Base Zoning: R-4, MF-33

Current Land Uses: Apartments

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Dwellings, Church, School

Direction: West

Current Base Zoning: R-4

Current Land Uses: Cemetery

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: Madonna Drive

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Mount Sacred Heart Road

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 3, 4, 204, 2

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 “Professional Office” is 1 parking space per 300 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District allows for 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.

Proposed Zoning: “C-1” Light Commercial District accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the San Pedro Metro Premium Plus Transit Corridor.

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:** The subject property is located within the North Central Neighborhoods Community Plan, adopted February 14, 2002, and is currently designated as “Public Institutional” in the future land use component of the plan. The requested “C-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommends Approval. Planning Commission recommendation pending the January 8, 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 zoned “MF-33” Multi-Family District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1” Light Commercial District is also an appropriate zoning for the property and surrounding area. The subject property accommodates an existing theological school, which is considered a commercial use, and is located within a mix of commercial, institutional, and residential uses. Additionally, the subject property is within proximity to San Pedro Avenue, a commercial corridor that can accommodate the proposed office use.
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 objective. Relevant Goals and Objectives from the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - 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.

Relevant Goals and Policies of the North Central Neighborhoods Community Plan may include:

- Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- Goal 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.
- Goal 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

6. **Size of Tract:** The subject property is 0.5877 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The purpose for the rezoning is for the Oblate School of Theology to lease one of their facilities to a for-profit entity. The proposed use would utilize the current structure for an office.