



City of San Antonio

Agenda Memorandum

Agenda Date: February 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700321

(Associated Plan Amendment PA-2024-11600100)

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 21, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Alamo Heights United Methodist Church

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: 825 East Basse Road

Legal Description: 1.914 acres out of NCB 18207

Total Acreage: 1.914 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association, San Antonio Texas District One Resident 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 City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 61939, dated December 5, 1965, to "R-3" Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to "MF-33" Multi-Family District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33," "R-5"

Current Land Uses: Multi-Family Dwellings

Direction: South

Current Base Zoning: "C-1," "R-6"

Current Land Uses: Assisted Living Facility, Single-Family Dwellings

Direction: East

Current Base Zoning: "C-3," "C-2"

Current Land Uses: Restaurants, Salon, Shipping and Mailing Service, Retail Stores

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Parking Lot, Church, School

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: East Basse Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: West Nottingham Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Peter Baque Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 505, 647.

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 a professional office is 1 space per 300 sf GFA and the maximum parking requirement is 1 space per 140 sf GFA. The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

Proposed Zoning: "O-1.5" Mid-Rise Office Districts permits any uses permitted in O-1 but with an unlimited building size and a maximum height of 60 feet. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Greater Airport Area Regional Center and is not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 San Antonio International Airport Vicinity Lans Use Plan, adopted May 2010 and is currently designated as “Public Institutional” in the future land use component of the plan. The requested “O-1.5” 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 February 12, 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 “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “MF-33” Multifamily District, “C-1” Light Commercial District, “C-2” Commercial District, and “C-3” General Commercial District.
 3. **Suitability as Presently Zoned:** The existing "MF-33" Multifamily District is an appropriate zoning for the property and surrounding area. The proposed “O-1.5” Mid-Rise Office District is also appropriate. The proposed “O-1.5” is appropriately located near a Secondary Arterial Road. The subject property is abutting existing “C-1” properties and located across a local road to existing “C-3” properties. There are existing “O-2” properties in the surrounding area.
 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. Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:
 - **Land Use Goal 2:** Encourage economic growth that enhances airport operations and development.
 - **Land Use Goal 5:** Implement land use strategies in a coordinated, phased process.
- Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
- **GCF Goal 2:** Priority growth areas attract jobs and residents.
 - **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
6. **Size of Tract:** The 1.914 acres site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factors:** The change of zoning request is to allow the development of an office building.

