



City of San Antonio

Agenda Memorandum

Agenda Date: August 8, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700101 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 Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Archbishop Gustavo Garcia-Siller, M. Sp. S.

Applicant: Eulalio Gamboa Jr.

Representative: Eulalio Gamboa Jr.

Location: 1706 Alamedos Street

Legal Description: Lot 9, Block 93, NCB 8827

Total Acreage: 0.1377 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association, San Antonio Texas District One Resident Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1845, dated May 5, 1940 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 relevant code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: "R-4", "R-4 CD" for 2 Dwelling Units

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence, Drainage Easement

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential Single-Family

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: Alamos Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Buckeye

Existing Character: Local

Proposed Changes: None

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Service-Professional Office is 1 per 300 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allows 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: "R-4 CD" Residential Single-Family District allows 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.

The proposed "CD" Conditional Use would allow for Professional Office.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Near Northwest Community Plan, adopted in 2002, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the future land use designation.
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. All adjacent properties within proximity are zoned “R-4” Residential Single-Family District.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4 CD” Residential Single-Family District with a Conditional Use for a Professional Office is also appropriate. The proposal keeps the existing residential base zoning district while including the office use to service the existing church across the street. The “CD” Conditional Use requires a site plan that will hold the applicant to the proposed layout of the development. Deviation from the approved document could warrant the need for additional Council consideration.
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 Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - H P30: Ensure infill development is compatible with existing neighborhoods.Relevant Goals and Policies of the Arena District Eastside Community Plan may include:
 - Goal 2 Economic Development: Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping playing, working and relaxing both day and night.
 - Goal 3 Housing: Preserve and revitalize the community’s unique mix of quality housing.
 - Objective 3.5 Community Promotion: Promote the strengths of the Near NW Community as a place to live, work and play.
6. **Size of Tract:** The 0.1377-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a professional office for St. Mary Magdalen’s Catholic Church, located directly across the street.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.