



City of San Antonio

Agenda Memorandum

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-2025-10700024 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 6, 2025. This case was continued from the March 18, 2025, and April 15, 2025, hearings.

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: ALPHATAURI INVESTMENTS LLC

Applicant: Duran Design Group LLC

Representative: Duran Design Group LLC

Location: 1829 San Angelo Boulevard

Legal Description: Lot 18, Block 198, NCB 9656

Total Acreage: 0.1354 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Dellview Area Neighborhood Association, San Antonio District One Resident Association

City-Wide Community Organization: Women in Film & Television San Antonio

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 9565, dated May 11, 1949, and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "F" Local Retail District converted to "C-2" Commercial District. The property was rezoned by Ordinance 2009-10-01-0786, dated October 1, 2009, to the current "R-5" Residential Single-Family District.

Code & Permitting Details:

Demolition Permit (DEM-DEM-PMT24-39200383) December 2024

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: "C-1", "R-6", "R-4", "NC", "R-5"

Current Land Uses: Food Service Establishment, Single-Family Dwellings, Loan Agency

Direction: East

Current Base Zoning: "R-5", "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "C-2P CD Large Scale Printer", "R-4", "C-1 CD for an Auto Repair Facility"

Current Land Uses: Offices, Printing Company, Parking Lot, Auto Repair Shop

Direction: West

Current Base Zoning: "C-1 CD" for Auto and Light Truck Repair Facility", "C-2", "C-2 CD for a Sign Manufacture"

Current Land Uses: Sign Company, Food Service Establishment

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: San Angelo Boulevard

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Avenue

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 97, 505, 296

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: There are no applicable minimum parking requirements for Parking Lot – Noncommercial.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-5" Residential Single-Family District allows a single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: "R-5" Residential Single-Family District allows a single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The "CD" Conditional Use is for a Noncommercial Parking Lot.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Greater Dellview Community Plan, adopted in 2005, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-5" base zoning district is consistent with the future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "R-5", "R-4", "R-6" Residential Single-Family Districts, "C-1 CD" Light Commercial District with a Conditional Use for Auto Repair Facility, and "C-2P CD" Commercial Pedestrian District with a Conditional Use for Large Scale Printer.
- 3. Suitability as Presently Zoned:** The existing "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "R-5 CD" Residential Single-Family District with a Conditional Use for Noncommercial Parking Lot is not appropriate. Even though the subject property would retain a residential base zone but adding the "CD" Conditional Use for a noncommercial parking lot would create a precedent for future commercial encroachment within an established residential neighborhood. The applicant has provided a site plan however, there are concerns with the small lot size in regard to required front buffer yard requirements and circulation of vehicles.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does appear to conflict with public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.
 - GCF P2: Identify and support catalyst projects which include a mix of housing types for a range of income levels, and which attract additional employment.
 - GCF P3: Invest in neighborhood amenities and infrastructure (including green infrastructure) that will attract new residents to priority growth areas.

Relevant Goals and Objectives from the Greater Dellview Community Plan may include:

- Goal 3 Commercial Development: Type, Form and Appearance Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.

- Goal 5 Housing: Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long-term investment in the area.
 - o Objective 5.2 Housing Design Standards and Certainty: Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development.
- 6. **Size of Tract:** The 0.1354-acre site is of sufficient size to accommodate the proposed 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 noncommercial parking lot.

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