



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 5

SUBJECT:
ZONING CASE Z-2025-10700061

SUMMARY:

Current Zoning: "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-4 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family West Side Creeks Water Quality Protection Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Charles and Carol Swanson

Applicant: Charles and Carol Swanson

Representative: Charles and Carol Swanson

Location: 109 Pruitt Avenue

Legal Description: The west 60 feet of Lot 12, Block 4, NCB 3873

Total Acreage: 0.0937 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Collins Garden and Lone Star Neighborhood Associations

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Parks and Recreation, Lackland AFB, Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to the current "I-1" General Industrial District.

Code & Permitting History:

Short Term Rental (STR) Permit Renewal (STR-25-13600157) March 2025

Nonconforming Use/Development Preservation Rights Registration (ZONING-NCU-REG-2025-11300015) February 2025

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: "UZROW"

Current Land Uses: Apache Creek Greenway, Apache Creek

Direction: East

Current Base Zoning: "I-1", "IDZ" with uses permitted in "MF-18" Limited Density Multi-Family District and "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair

Current Land Uses: Vacant, Commercial Building

Direction: South

Current Base Zoning: "R-4", "IDZ" with uses permitted for 2 Live/Work Units, "IDZ-2" with uses permitted in "C-2" and eight (8) Residential Units, "I-1"

Current Land Uses: Single-Family Dwellings, Commercial Building

Direction: West

Current Base Zoning: "IDZ-2" with uses permitted in "C-2" and Four (4) Residential Units, "R-4"

Current Land Uses: Vacant, Middle 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.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

The "WQ" Water Quality Protection Area Overlay District is designed to ensure adequate treatment of storm water runoff that may potentially produce toxic, corrosive, polluted, poisonous, radioactive, unpalatable, or otherwise dangerous substances injurious to the public health or which could otherwise adversely affect the water quality or supply, and thereby minimizing the risk of potential occurrences wherein such substances could enter the water of the West Side Creeks.

Special District Information:

N/A

Transportation

Thoroughfare: Pruitt Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Flores Street

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 43, 44, 243

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 DWELLING - 1 FAMILY (Detached) is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: “R-4” Residential Single-Family District permits 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.

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 mile of a Premium 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 Lone Star Community Plan, adopted in 2013, and is currently designated as “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. Surrounding properties are zoned “R-4” Residential Single-Family District, “IDZ” with uses permitted for 2 Live/Work Units and uses permitted in “MF-18” and “C-2 CD” with a Conditional Use for Auto and Light Truck Repair, “IDZ-2” With uses permitted in “C-2” and eight (8) dwelling units, “IDZ” with uses permitted in “C-2” and four (4) dwelling units and “I-1” General Industrial District.
- 3. Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is appropriate. The request to rezone is to bring the current dwelling unit on the property into conformance with city code. The property is appropriately located amongst a mix of residential and commercial uses, making the request consistent with what is in the 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 objectives of the Lone Star Community Plan:

- LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance.
- LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
 - o Strategy LU-6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

6. Size of Tract: The subject property is 0.0937 acres, which can reasonably accommodate the proposed residential development.

7. Other Factors: The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The request to rezone is to bring the current dwelling unit on the property into conformance with city code.