



City of San Antonio

Agenda Memorandum

Agenda Date: June 17, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2025-10700124 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 17, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Jeanette San Roman

Applicant: Jeanette San Roman

Representative: Mario San Roman

Location: 14618 Santa Gertrudis Street

Legal Description: Lot 17, Block E, NCB 15708

Total Acreage: 0.675

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: El Chaparral Neighborhood Association

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

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 42200, dated June 13, 1973, and zoned Temporary “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned Temporary “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Code & Permitting Details:

MEP-ELE-PMT25-33313625 – Electrical General Permit – May 2025

REP-RRP-PMT-25-35301233 – Residential Repair Permit – April 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: R-6

Current Land Uses: Vacant, Churches

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant, Single-Family Dwellings

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant

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: Santa Gertrudis Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Anacacho Road

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: N/A

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 Assisted Living Facility with no more than sixteen (16) residents is 0.3 spaces per bed plus 1 space for each employee.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "R-6 CD" Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The "CD" Conditional Use would allow for Assisted Living Facility with no more than sixteen (16) residents.

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 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 San Antonio International Airport Vicinity Land Use Plan, adopted in May 2010, 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 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.
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 an Assisted Living Facility with no more than sixteen (16) residents is also appropriate. The subject property is situated within an area with large lot sizes which can accommodate the increased density and off-street parking requirements. The site will be held to a prescribed site plan, and any deviation will require 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 public policy objectives. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - 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 close proximity to housing and where appropriate.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:

- Goal 1: Protect the quality of life of residents including health, safety and welfare
 - Objective 1.1: Protect the integrity of existing residential neighborhoods
 - Land Use Key Themes: 6) maintaining large lot residential estates north of airport,
6. **Size of Tract:** The 0.675 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 has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses for an Assisted Living Facility with no more than sixteen (16) residents.