



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700332 CD

SUMMARY:

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “C-2 CD AHOD” Commercial Airport Hazard with a Conditional Use for Oversized Vehicle Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Daniel Cano Pitalua

Applicant: Daniel Cano Pitalua

Representative: Daniel Cano Pitalua

Location: 8802 Troy Drive

Legal Description: Lot 25, NCB 11153

Total Acreage: 0.1860

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Harlandale McCollum

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

Applicable Agencies: Planning Department, Aviation Department, Public Works Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "B" Residence District converted into the "R-4" Residential Single-Family District.

Code & Permitting History:

COD-ADH-REQ25-43900352: Administrative Hearing

COD-ADH-REQ25-43900351: Administrative Hearing

COD-ADH-REQ25-43900186: Administrative Hearing

COD-ADH-REQ25-43900185: Administrative Hearing

INV-PBP-24-3100006215: Permit Investigation, Building without a permit

INV-ZRD-24-3170003124: Zoning UDC Investigation

INV-ZOV-24-2800017024: Zoning Oversized Vehicle

Topography: The entirety property is within the hundred-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Six Mile Creek, Drainage Channel

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Land

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: Troy Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 43, 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 parking minimum parking requirement for Oversized Vehicle Storage is 1 per 500 sf GFA of sales and service building, the maximum is 1 per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District 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: "C-2 CD" Commercial District accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.\

The "CD" is for a Conditional use for Oversized Vehicle Storage.

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 and is not within ½ a mile of a 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 Stinson Airport Vicinity Land Use Plan, adopted in 2009, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does find 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.
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 “C-2 CD” Commercial District with a Conditional use for Oversized Vehicle Storage is not appropriate. The subject property is abutting single-family uses. Proposed change of zoning would permit commercial encroachment and uses that may cause higher traffic, potential noise pollution and other nuisances. There are no commercial uses in proximity of the subject property.
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 Comprehensive Master Plan may include:
 - 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.
 - H Policy 11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.Relevant Goals and Policies of the Stinson Airport Vicinity Land Use Plan may include:
 - Goal 1: Protect the quality of life of residents including health, safety and welfare.
6. **Size of Tract:** The subject property is 0.1860 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The owner is seeking the change of zoning to bring the property into compliance.