



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700260

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 4, 2025. This case was continued from the February 18, 2025, hearing.

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Jefferson State Bank

Applicant: Jefferson State Bank

Representative: Patrick Christensen

Location: Generally located in the 2300 block of Sacramento Street

Legal Description: Lots 12-14, Block 29, NCB 8480

Total Acreage: 0.5566 acres

Notices Mailed

Owners of Property within 200 feet: 35

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

City-wide Community Organizations: T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

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 3, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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-4", "C-2NA"

Current Land Uses: Single Family Dwellings, Restaurant

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single Family Dwellings

Direction: South

Current Base Zoning: "R-4", "C-2"

Current Land Uses: Single Family Dwellings, Bank

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Parking Lot

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: Sacramento Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Fredericksburg Road

Existing Character: Principal 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, 95, 96, 296, 100, 103, 509, 651

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 parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allows a 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" Commercial Districts 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.

FISCAL IMPACT:

None

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

Subject property is not located within a Regional Center but is within ½ a mile from the Fredericksburg and Zarzamora Metro Premium Plus Transit Corridors.

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 Near Northwest Community Plan, adopted in 2002, and is currently designated as "Community Commercial" 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 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, "C-2NA" Commercial Nonalcoholic Sales District, and "C-2" Commercial 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 "C-2" Commercial District is also appropriate. The subject property is currently a parking lot and is residentially zoned, which does not permit that use. The request would update the zoning in order to continue to use the property as a parking lot. It could also permit additional development for low intense commercial uses, which is consistent with uses 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 public policy. Relevant Goals and Policies of the Near Northwest 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.
 - o Objective 2.2: Business Development - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
 - o 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 0.5566-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The zoning request is to bring the current parking lot use into compliance with the current use of the property.