



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 4, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2024-10700101 CD

**SUMMARY:**

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

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 4, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Archbishop Gustavo Garcia-Siller, M. Sp. S.

**Applicant:** Eulalio Gamboa Jr.

**Representative:** Eulalio Gamboa Jr.

**Location:** 1706 Alametos Street

**Legal Description:** Lot 9, Block 93, NCB 8827

**Total Acreage:** 0.1377 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**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 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District.

**Code & Permitting Details:**

Plumbing Investigation (INV-PLB-INV23-23502857) October 2023

Electrical Investigation (INV-ELE-INV23-23302880) October 2023

Building Investigation (INV-BLD-INV22-23200232) June 2022

Mechanical Investigation (INV-MEC-INV23-23402845) October 2023

Minor Building Repair Application (REP-MBR-APP23-35011124) October 2023

Re-Roof Permit (REP-ROF-PMT23-35203704) October 2023

Overgrown Yard Investigation (INV-VOP-22-2590048336) October 2022

Permit Investigation (23467416) July 2020

Overgrown Yard Investigation (INV-AWM-23-2560043444) May 2023

Overgrown Yard Investigation (INV-VOP-22-2590003107) January 2022

Complaint (INV-COM-INV22-22700626) June 2022

Overgrown Yard Investigation (INV-VOP-23-2590019626) March 2023

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:**

**Current Land Uses:** Single-Family Residence

**Direction:** East

**Current Base Zoning:**

**Current Land Uses:** Single-Family Residence

**Direction:** South

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-Family Residence, Drainage Easement

**Direction:** West

**Current Base Zoning:**

**Current Land Uses:** Residential Single-Family

**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:** Alameda Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Buckeye

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** None

**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 Service-Professional Office is 1 per 300 sf GFA.

**Thoroughfare:** Alameda Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Buckeye

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** None

**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 Service-Professional Office is 1 per 300 sf GFA.

**Thoroughfare:** Alametos Street  
**Existing Character:** Local  
**Proposed Changes:** None

**Thoroughfare:** Buckeye  
**Existing Character:** Local  
**Proposed Changes:** None

**Public Transit:** There is no public transit within walking distance of the subject property.  
**Routes Served:** None

**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 Service-Professional Office is 1 per 300 sf GFA.

**ISSUE:**  
None

**ALTERNATIVES:**

Current Zoning: 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: 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.

The proposed "CD" Conditional Use would allow for Professional Office.

**FISCAL IMPACT:**  
None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center or ½ a mile from 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 Near Northwest Community Plan, adopted in 2002, and is currently designated as "Urban 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. All adjacent properties within proximity are zoned “R-4” Residential Single-Family 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 “R-4 CD” Residential Single-Family District with a Conditional Use for a Professional Office is also appropriate. The proposal keeps the existing residential base zoning district while including the office use. The “CD” Conditional Use requires a site plan that will hold the applicant to the proposed layout of the development. Deviation from the approved document could warrant the need for 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 any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include: - 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. Relevant Goals and Policies of the Arena District Eastside 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 2.4: Business Support Instigate community efforts to support area business assets.
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Policies of the Arena District Eastside 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.
- Goal 3 Housing: Preserve and revitalize the community’s unique mix of quality housing.
- 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 0.1377-acre site is of sufficient size to accommodate the proposed Professional Office 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 professional office for St. Mary Magdalen's Catholic Church, located directly across the street. The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council: A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood. C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

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- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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