



City of San Antonio

Agenda Memorandum

Agenda Date: April 3, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700259 S

SUMMARY:

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

Requested Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Noncommercial Parking Lot

BACKGROUND INFORMATION:

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

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Jefferson State Bank

Applicant: Jefferson State Bank

Representative: Patrick Christensen, PC

Location: 2310 and 2314 Santa Monica Street

Legal Description: Lot 4 and Lot 5, Block 19, NCB 8490

Total Acreage: 0.3075 acres

Notices Mailed

Owners of Property within 200 feet: 14

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 properties were 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: There is no code enforcement of 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-2"

Current Land Uses: Bank, Single-Family Dwellings

Direction: South

Current Base Zoning: "C-2," "O-1"

Current Land Uses: Computer Repair Service, Scooter Repair Shop, Accountant, Loan Agency

Direction: East

Current Base Zoning: "R-4," "C-2," "O-1"

Current Land Uses: Single-Family Dwellings, Parking Lot

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

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 Monica

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

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

Routes Served: 95, 96, 97, 296

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 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 Districts permit 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-1 S” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The Specific Use Authorization is for a Noncommercial Parking Lot.

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 within ½ a mile from the Fredericksburg and Zarzamora Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 February 2002, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-1” 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 “R-4” Residential Single-Family District, “C-1” Light Commercial 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-1 S” Light Commercial District with a Specific Use Authorization for a Noncommercial Parking Lot is also an appropriate zoning for the property and surrounding area. The proposed “C-1” is appropriately located near a Secondary Arterial Road and is abutting existing “C-2” properties. The proposed use is for a parking lot, which is consistent with the surrounding land uses.
- 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. 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.
 - **Goal 5- Infrastructure Improvements:** Maintain and invest in the area’s street network and public infrastructure.
- 6. Size of Tract:** The 0.3075-acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a parking lot.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.