



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700204 CD

SUMMARY:

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

Requested Zoning: "R-6 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Argo Real Estate Investments, LLC c/o Ivan Almaguer

Applicant: Argo Real Estate Investments, LLC c/o Ivan Almaguer

Representative: Ivan Almaguer

Location: 838 Culebra Road

Legal Description: Lot 5, Block 19, NCB 2083

Total Acreage: 0.2057 acres

Notices Mailed**Owners of Property within 200 feet:** 31**Registered Neighborhood Associations within 200 feet:** West End Hope in Action
Neighborhood Association, Martinez Creek Neighborhood Association, San Antonio Texas
District One Resident Association**Applicable Agencies:** Planning Department**Property Details****Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 2023-04-06-0216, dated April 6, 2023, to "R-6" 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," "O-1"**Current Land Uses:** Single-Family Dwellings, Employment Agency**Direction:** South**Current Base Zoning:** "R-5," "R-6," "MF-33"**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** "R-6," "R-5"**Current Land Uses:** Single Family Dwellings**Direction:** West**Current Base Zoning:** "R-6," "O-2"**Current Land Uses:** Single-Family Dwellings, Law Firm/Personal Injury Attorney**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: Culebra Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known.

Thoroughfare: North Navidad Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 82, 88, 282, 288, 103.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Auto Sales is 1 vehicle space per 500 sf GFA of sales and service building and the maximum parking requirement for Auto Sales is 1 vehicle space per 375 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits 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 Districts permit 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 Conditional Use is to permit four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 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-5” Residential Single-Family District, “R-6” Residential Single-Family District, “MF-33” Multi-Family District, and “O-2” High-Rise Office District.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family District is also an appropriate. The proposed “R-6 CD” preserves the single-family base zoning district and allows for no more than four (4) dwelling units on the property. Single-family and multi-family uses are observed in the surrounding area. The proposed rezoning also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio population at all income levels.
- 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 objectives of the SA Tomorrow Comprehensive Plan. Relevant Goals and Policies of the Comprehensive Plan may include:
 - **GCF Goal 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 closer proximity to housing and where appropriate.
 - **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.
- 6. Size of Tract:** The 0.2057-acre site is not of sufficient size to accommodate the proposed residential 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 4 dwelling units.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses with four (4) proposed dwelling units.