



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:
ZONING CASE Z-2024-10700107 CD

SUMMARY:
Current Zoning: x

Requested Zoning: x

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: x

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

Applicable Agencies: x

Property Details

Property History: x

Topography: x

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: x

Current Land Uses: x

Direction: South

Current Base Zoning: x

Current Land Uses: x

Direction: East

Current Base Zoning: x

Current Land Uses: x

Direction: West

Current Base Zoning: x

Current Land Uses: x

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:

x

Transportation

Thoroughfare: x

Existing Character:

Proposed Changes:

**Thoroughfare:
Existing Character:
Proposed Changes:**

Public Transit:

Traffic Impact:

Parking Information:

**Thoroughfare: x
Existing Character:
Proposed Changes:**

**Thoroughfare:
Existing Character:
Proposed Changes:**

Public Transit:

Traffic Impact:

Parking Information:

**Thoroughfare: x
Existing Character:
Proposed Changes:**

**Thoroughfare:
Existing Character:
Proposed Changes:**

Public Transit:

Traffic Impact:

Parking Information:

**Thoroughfare: x
Existing Character:
Proposed Changes:**

**Thoroughfare:
Existing Character:**

Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

ISSUE:

x

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** x
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** x
6. **Size of Tract:** x

7. Other Factors x