



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 1, 2023

**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-2023-10700073 CD

**SUMMARY:**  
**Current Zoning:** "R-5" Residential Single-Family District

**Requested Zoning:** "R-5 CD" Residential Single-Family District with a Conditional Use for a Professional Office

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 1, 2023  
**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:** X  
**Current Base Zoning:** X  
**Current Land Uses:** X

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**Current Land Uses:** X

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**Current Base Zoning:** X  
**Current Land Uses:** X

**Overlay District Information:**  
X

**Special District Information:**  
X

**Transportation**

**Thoroughfare:** Vance Jackson Road  
**Existing Character:** Secondary Arterial A  
**Proposed Changes:** None Known

**Thoroughfare:** Callaghan Road  
**Existing Character:** Secondary Arterial A  
**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.  
**Routes Served:** 96, 602

**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 a professional office is 1 per 300 sf GFA. The maximum parking requirement for a professional office is 1 per 140 sf GFA.

**ISSUE:**

X

**ALTERNATIVES:**

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The "CD" Conditional Use will allow a Professional Office.

**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 The entire area is large lot single-family.

3. **Suitability as Presently Zoned:** X

4. **Health, Safety and Welfare:** X

5. **Public Policy:** X

- LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.
- LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

**6. Size of Tract: X**

- 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 continue to operate a Professional Office.

The zoning request includes a request for nonresidential uses adjacent (refer to definition in Appendix A as there is a different between abutting and adjacent) to an existing single family residential use, the applicant is required to construct and maintain a 6-foot solid screen fence, prior to obtaining a Certificate of Occupancy, per Section 35-514(d). The applicant can request City Council modify or exempt this requirement.

For properties that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.