



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2021-10700320

(Associated Plan Amendment: PA-2021-11600111)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Estate Airport Hazard Overlay District

Requested Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Summer McCann, Planner

Property Owner: Danval Management LLC

Applicant: Alma Letticia Ascacio

Representative: Alma Letticia Ascacio

Location: 112 East Sunset Road

Legal Description: the East 78 feet of Lot 35, NCB 11889

Total Acreage: 0.2686 Acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2941, dated December 29, 1945 and zoned "A" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" Residential Single-Family District.

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: "O-2"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Condominiums

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "O-1"

Current Land Uses: Dental Office

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: East Sunset Road

Existing Character: Minor

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 9, 209, 647

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**. A TIA Report is Not Required.

Parking Information: The minimum parking requirement for a Professional Office is 1 per 300 sf GFA

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-5” 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: “O-1” Small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with the Greater Airport Area Regional Center and within a ½ miles of a Premium Transit

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 Northeast Inner Loop Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “O-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial”. Staff recommends Approval. Planning Commission recommendation is pending the March 9, 2022 hearing.

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.
3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “O-1” Office District is also appropriate and consistent with other zonings near this corridor. The proposed development would be consistent with abutting “O-1” Office District and “C-1” Light Commercial District zonings. Additionally, the “O-1” zoning designation allows for a limited number of uses that would not adversely affect the residential property to the east.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Northeast Inner Loop Neighborhood Plan:
 - Objective 2.3: Business Development Attract new neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhoods’ commercial centers.
 - 2.3.2 Promote the development of infill buildings close to the road in order for the area to develop more density. Ensure that drive-through areas of businesses do not interfere with the pedestrian environment. Consider the redevelopment conversion of some motels to apartments, elderly and special needs housing or office parks
6. **Size of Tract:** The 0.2686-acre site is of sufficient size to accommodate the proposed office uses.
7. **Other Factors:** The applicant is rezoning in order to develop a Professional Office.