



City of San Antonio

Agenda Memorandum

Agenda Date: May 5, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700048 CD

SUMMARY:

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Summer McCann, Planner

Property Owner: Javier B Bocanegra

Applicant: Javier B Bocanegra

Representative: Javier B Bocanegra

Location: 1401 Lee Hall

Legal Description: Lot 11, Block 90, NCB 7110

Total Acreage: 0.1377 Acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None.
Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1845, dated May 5, 1940 and zoned part of the original 36 square miles of the City of San Antonio 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.

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: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "O-2"

Current Land Uses: Three-Family Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

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: Lee Hall

Existing Character: Local

Proposed Changes: None Know

Thoroughfare: Catalina Avenue

Existing Character: Local

Proposed Changes: None Know

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 651

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 1 Family Dwelling is 1 per unit. The minimum parking requirement for a Professional Office is 1 per 300sf.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-4” 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: “R-4 CD” 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.

The “CD” Conditional Use would allow for a Professional Office.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within a ½ miles of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Denial.

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 Greater Dellview Area Community Plan and is currently designated as “Low Density Residential” in the future land use component

of the plan. The requested “R-4” 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.
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 “R-4 CD” Residential Single-Family District with a Conditional Use for a Professional Office is also an appropriate zoning. The zoning request maintains the base zoning and the Conditional Use (CD) allows consideration of a Professional Office which is compatible with residential uses. The subject property is a corner lot in close proximity to IH 10, the proposed use is appropriate for this location. Additionally, the proposed development would maintain the established residential character of the neighborhood while allowing an additional service for the area.
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 Greater Dellview Area Community Plan:
 - Goal 2: Neighborhood Commercial Revitalization Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse business
 - Objective 2.4: Small Business Development Foster an environment that promotes, encourages and supports small business development
 - Goal 3: Commercial Development: Type, Form and Appearance Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses
6. **Size of Tract:** The 0.1377-acre site is of sufficient size to accommodate the proposed 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 following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant is rezoning to allow for a Professional Office.