



City of San Antonio

Agenda Memorandum

Agenda Date: July 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700148 CD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: World Technical Services

Applicant: Akeem Brown

Representative: Akeem Brown

Location: 455 East Drexel Avenue

Legal Description: Lot 28, Block 12, NCB 3280

Total Acreage: 0.1601

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was 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: ROW

Current Land Uses: IH-10 E

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-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: N/A

Transportation

Thoroughfare: East Drexel Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: South Palmetto Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transportation within walking distance of the subject property.
Route Served: 30

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 for a professional office is 1 space for every 300 square feet. The proposed "IDZ" Infill Development Zone as an overlay waives the parking requirements.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family dwellings allow (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 IDZ" Residential Single-Family dwellings allow (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 a Professional Office. The "IDZ" Infill Development Zone as an overlay waives parking requirements.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within 1/2 a mile of a Regional Center but within 1/2 a mile from the 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 located within the Highlands 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 maintains the base zoning district, while the “CD” Conditional Use allows a Professional Office.
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 Highlands Community Plan.

Goal 1 - Economic Development - Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

Objective 1.4 - Business Character - Ensure new and existing businesses conform appropriately to the scale, design and character of the community, enhancing it aesthetically whenever possible.

6. **Size of Tract:** The 0.1601-acre site is of sufficient size to accommodate the existing structure and proposed office 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.

Minimum parking requirements are also not required for "IDZ" when used as an overlay district.

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.