



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 19, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2024-10700021

**SUMMARY:**

**Current Zoning:** "O-2 CD AHOD" High Rise Office Airport Hazard Overlay District with a Conditional Use for Auto Shop

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Enrique Guerrero & Sarah Guevara

**Applicant:** Enrique Guerrero

**Representative:** Enrique Guerrero

**Location:** 722 Sams Drive

**Legal Description:** Lot 85, Block 5, NCB 11161

**Total Acreage:** 0.344

### **Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Aviation and Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 25, 1952, and zoned "A" Temporary Residence District. The property was rezoned by Ordinance 24277, dated January 24, 1957, to "B" Residence District. The property was rezoned by Ordinance 74373, dated September 19, 1991, to "O-1 SUP" Office District with a special use permit for an auto transmission shop with a time limitation of 5 years and a two car storage outside limitation. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned O-1 SUP" Office District with a special use permit for an auto transmission shop with a time limitation of 5 years and a two car storage outside limitation converted to the current "O-2 CD" High Rise Office District with a Conditional Use for Auto Shop.

Code & Permitted Details:

There is no code enforcement or permitting history for the subject property.

Building Application - RES-RBP-APP23-35503356 – September 2023

**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:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential 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:**

NA

**Transportation**

**Thoroughfare:** Sams Drive

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 43, 243

**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 DWELLING - 1 FAMILY (Detached) is 1 space per unit, and there is no maximum parking requirement.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

The Conditional Use is for Auto Repair Shop.

Proposed Zoning: 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.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within any Regional Center or within ½ a mile from a 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 Stinson Airport Vicinity Land Use Plan, adopted in 2009, 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. Surrounding properties are "R-4" Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing "O-2 CD" High Rise Office District with a Conditional Use for Auto Shop is not an appropriate zoning for the property and surrounding area. The requested "R-4" Residential Single-Family District is much more suitable and consistent with surrounding established uses.
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 objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.Relevant Goals and Objectives of the Stinson Airport Vicinity Land Use Plan may include:
  - Goal 1: Protect the quality of life of residents including health, safety and welfare
  - Objective 1.1: Protect integrity of exiting residential neighborhoods
  - Objective 1.2: Discourage developments of incompatible uses on vacant land
6. **Size of Tract:** The 0.344 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning the property to build a detached, single-family home.