



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2024

In Control: City Council

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 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 CD" Office High-Rise 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: "R-4" Residential Single-Family District permits 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 and Zoning Commission recommend 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 of established single-family residential community. The requested "R-4" Residential Single-Family District is much more suitable and consistent with surrounding development. The rezoning would permit the owner to build a single-family residence on the subject property.
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.