



City of San Antonio

Agenda Memorandum

Agenda Date: March 5, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING-Z-2024-10700015 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 Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2024

Case Manager: Vincent Trevino; Senior Zoning Planner

Property Owner: Alyssa Cedillo

Applicant: Andrew Blouet

Representative: Andrew Blouet

Location: 1214 Santa Monica

Legal Description: Lot 10, Block 30, NCB 7157

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: N/A

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1845, dated May 5, 1940 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.

Code & Permitting Details:

Deck Permit (RES-DCK-PMT23-32401549) – September 2023

Foundation Repair Permit (REP-FND-PMT23-35102260) – September 2023

Mechanical Permit (MEP-MEC-PMT23-33935450) – November 2023

LSR Mechanical Permit (LSR-MEP-23-34334058) – November 2023

Plumbing General Permit (MEP-PLM-PMT23-34334058) – November 2023

MEP Trade Permits Application (MEP-TRD-APP23-33135450) – October 2023

MEP Trade Permits Application (MEP-TRD-APP23-33134058) – November 2023

Minor Building Repair Application (REP-MBR- APP23-35010283) – September 2023

Plumbing General Permit (MEP-PLM-PMT23-34332201) – October 2023

Plumbing Sewer Permit (MEP-SEW-PMT23-34832204) – October 2023

Electrical General Permit (MEP-ELE-PMT23-33330039) – September 2023

There is no code enforcement history for the subject property.

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:

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning:

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: UZROW

Current Land Uses: UZROW

Direction: West

Current Base Zoning:

Current Land Uses: Residential Single-Family with a Conditional Use for two (2) dwelling units

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: Santa Monica Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Warner Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 651

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 Service-Professional Office is 1 per 300 sf GFA, and the maximum parking requirement is 1 per 140 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current 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. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: "R-4 AHOD CD" Residential Single-Family allows 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. Overlay district that imposes height restriction near civilian and military airports. The proposed "CD" Conditional Use would allow for Professional Office

The proposed "CD" Conditional Use would allow for a Professional Office.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Near North Regional Center and within ½ a mile from the Fredericksburg 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 Greater Dellview Area Community Plan, adopted in 2005, and is currently designated as Low Density Residential in the future land use component of the plan. The requested 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 with a Conditional Use for Professional Office is also appropriate. This area benefits from the “B” to “R-4” conversion which would allow for office. The density is appropriate for the area and the required site plan will hold the applicant to the proposed layout of the development. Any major changes to the site plan will require additional rezoning consideration.
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 of the Greater Dellview Area Community Plan. Relevant Goals from the Greater Dellview Area Community Plan include: Goal 2: Neighborhood Commercial Revitalization Goal 3: Commercial Development: Type, Form and Appearance
 - Goal 2: Neighborhood Commercial Revitalization
 - 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
 - Objective 3.2: Reuse and Retrofit - Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area
6. **Size of Tract:** The 0.1377 acre site is of sufficient size to accommodate the proposed Professional 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. The applicant is rezoning to develop a Professional Office. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates office use.

The applicant intends to have a low volume office for telehealth services.

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.