



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2406

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/5/2019

**Title:** ZONING CASE # Z-2019-10700017 (Council District 1): A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-1 AHOD” Light Intensity Infill Development Zone Airport Hazard Overlay District for five (5) residential dwelling units on 0.1490 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700017  
(Associated Plan Amendment PA-2019-16000004)

**SUMMARY:**

**Current Zoning:** “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** “IDZ-1 AHOD” Light Intensity Infill Development Zone Airport Hazard Overlay District for five (5) residential dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 5, 2019

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Francisco Nieto

**Applicant:** Francisco Nieto

**Representative:** Francisco Nieto

**Location:** 803 Hermine Boulevard

**Legal Description:** 0.1490 acres out of NCB 9843

**Total Acreage:** 0.1490

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** N/A

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1949 and was previously zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "IDZ"

**Current Land Uses:** Multi-family

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Hermine Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 2, 202

**Thoroughfare:** Blanco Road

**Existing Character:** Minor

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 2, 202

**Traffic Impact:** A Traffic Impact Analysis is not required.

**Parking Information:** Parking is waived for “IDZ-1”

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within “R-4” are single-family residential units with a minimum lot size of 4,000 square feet.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within ½ a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Greater Dellview Community Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “IDZ-1” base zoning district is not consistent with the future land use designation. The applicant requested a plan amendment to “Low Density Mixed Use.” Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is for up to five (5) dwelling unit on a corner lot and is located within 200 feet of similarly zoned property.

**3. Suitability as Presently Zoned:**

The current “R-4” Commercial District is an appropriate zoning for the property and surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The applicant seeks Code Compliance and appropriate zoning for the existing use of the property.

**5. Public Policy:**

The rezoning request does not appear to conflict with the land use goals and strategies of the Greater Dellview

Area Community Plan.

Greater Dellview Area Community Plan Goals:

- Goal 5: Housing
  - Objective 5.1 Housing Quality and Quantity: Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock
  - Objective 5.2: Housing Design Standards and Certainty: Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development
- Goal 6: Neighborhood Appearance
  - Objective 6.2: Neighborhood Beautification: Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

**6. Size of Tract:**

The subject property is 0.1490 acres and presently supports the five (5) residential units.

**7. Other Factors:**

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lot sizes, and setbacks.

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.