



City of San Antonio

Legislation Details (With Text)

File #: 17-5429

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/3/2017

Title: (Continued from 09/19/17) ZONING CASE # Z2017236 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Duplex on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

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 Z2017236
(Associated Plan Amendment 17071)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017. This case was continued from September 19, 2017.

Case Manager: Erica Greene, Planner

Property Owner: Gerardo and Florestela Santos

Applicant: Gerardo and Florestela Santos

Representative: Gerardo and Florestela Santos

Location: 802 Hermine Boulevard

Legal Description: 0.1315 acres out of NCB 9736

Total Acreage: 0.1315

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Northmoor Neighborhood Association

Applicable Agencies: None

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 property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: C-2

Current Land Uses: Used Auto Sales

Direction: East

Current Base Zoning: UZROW

Current Land Uses: UZROW

Overlay and Special District Information: 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 Street

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #2 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district. The current zoning of “R-4” allows for a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. It also allows a foster family home and public/ private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half 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 Area Community Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from “Neighborhood Commercial” to “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 requested zoning change for “IDZ” to allow for "C-2" Commercial District and a Duplex blends in with the surrounding residential single-family and commercial zoned properties of the area. Its proximity to Blanco Road creates a buffer to the residentially zoned properties.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location. The requested “IDZ” zoning to allow for a boutique and a duplex is also appropriate for the area. The surrounding properties to the north and west are residentially zoned and to the west are zoned for general commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include residential and commercial properties. The requested zoning change to allow for a boutique

and a duplex will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Greater Dellview Area Community Plan that proactively promotes best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.

6. Size of Tract:

The subject property totals 0.1315 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone.

7. Other Factors:

The applicant proposes to utilize the existing structure as a boutique and a duplex. The subject property is a corner lot surrounded by both residential and commercial properties that will act as a buffer to the surrounding residential land uses.

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, lots sizes, and setbacks.