



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1181  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/6/2018  
**Title:** (Continued from 12/05/17) ZONING CASE # Z2018003 CD (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 10 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Approval.  
**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:** 2

**SUBJECT:**  
Zoning Case Z2018003 CD

**SUMMARY:**  
**Current Zoning:** "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District

**Requested Zoning:** "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 10 Residents

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** February 6, 2018. This case is continued from the December 5, 2017 Zoning hearing.

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Daniel Arriola

**Applicant:** Jose Vasquez

**Representative:** Jose Vasquez

**Location:** 1236 Virginia Boulevard

**Legal Description:** Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888

**Total Acreage:** 0.241 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Planning Department, Office of Historic Preservation

**Property Details**

**Property History:** The subject property falls within the original 36 square miles of San Antonio and was zoned “B” Residence District. The property was then zoned to “R-2” Two-Family Residence District on December 16, 1993 (Ordinance 79329). Upon adoption of the Unified Development Code in 2001, the property was then converted to the current “RM-4” Residential Mixed 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:** “RM-4”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Overlay and Special District Information:**

The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

The surrounding properties are located in the Knob Hill Historic District, which was adopted in September 12, 2010. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

**Transportation**

**Thoroughfare:** Virginia Boulevard  
**Existing Character:** Local Street  
**Proposed Changes:** None Known.

**Thoroughfare:** South New Braunfels Avenue  
**Existing Character:** Primary Arterial Type B  
**Proposed Changes:** None Known.

**Public Transit:** The VIA bus route #20 is within walking distance to the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements

**Parking Information:** Assisted living requires a Minimum Vehicle Space of 0.3 per room and a Maximum Vehicle Space of 1 per room.

**ISSUE:**  
None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current zoning “RM-4” Residential Mixed District allows for Single-Family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

**FISCAL IMPACT:**  
None.

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

The subject property is adjacent to the New Braunfels 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 the approval criteria below.

**1. Consistency:**

The property is located within the Arena District Neighborhood Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The request for “RM-4” is consistent with the land use and the applicant amended their request from 16 residents to staff’s alternate recommendation that the Assisted Living Facility be limited to 10 Residents.

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

Staff finds no likely adverse impacts on neighboring lands in relation to this zoning change.

**3. Suitability as Presently Zoned:**

The current “RM-4” base zoning district is appropriate for the subject property’s location as it is currently

surrounded by residential uses. The requested conditional use allows the base zoning to remain as it is presently zoned.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with land use goals and strategies of the Arena District Neighborhood Plan to provide Medium Density/Mixed Uses to the area. The subject property is designated as “Medium Density Residential” in the Plan.

**6. Size of Tract:** The subject property totals 0.241 acres in size, which should reasonably accommodate the proposed request for an assisted living facility with up to 10 residents.

**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.

This property is located within the Knob Hill Historic District. Any proposed exterior alterations associated with the proposal will require approval from the Historic and Design Review Commission. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.