



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6344  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 11/20/2018  
**Title:** ZONING CASE # Z-2018-900004 (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 for a single-family residential unit on Lot 19, NCB 3053, located at 130 Valero Street. 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:** 1

**SUBJECT:**  
Zoning Case Z-2018-900004  
(Associated Plan Amendment PA-2018-900001)

**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 use permitted for a Residential Dwelling Unit

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** November 20, 2018

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Realty Investment Holdings, LLC

**Applicant:** Property Advancement Resources

**Representative:** Michelle Debs

**Location:** 130 Valero Street

**Legal Description:** Lot 19, NCB 3053

**Total Acreage:** 0.1194

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Community Association

**Applicable Agencies:** Fort Sam Houston

**Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. A 1995 case, Ordinance 8331, rezoned the property from "B" to "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified development Code, the previous "R-1" converted to the current "R-6" Residential Single-Family District. In 2018 Ordinance 2018-03-01-0164 rezoned the property 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-6, C-3, MF-33

**Current Land Uses:** Little school of Keystone, Duplex, Vacant Lot, Parking Lot

**Direction:** East

**Current Base Zoning:** R-6, MF-33

**Current Land Uses:** Single-Family Residence, Duplex, Vacant Lot, Triplex

**Direction:** South

**Current Base Zoning:** R-6, MF-33

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** RM-4, R-6

**Current Land Uses:** Duplex, Single-Family Residences

**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:** Valero Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Terry Court

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA route 8 and 11 are within walking distance of 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:** Minimum Vehicle Spaces- 1 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed in the “R-4” district.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center, but is on the New Braunfels Metro Premium Transit Route.

**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 Tobin Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” Infill Development Zone district is consistent with the future land use designation.

**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 property was rezoned in 2018 to the current “R-4”. The requested rezoning is solely to allow for a water meter from SAWS. Valero currently does not have a water connection in the middle of the block, and in order for the applicant to connect to water, the line will have to cross the lot line from Ashby St, which SAWS does will not allow unless the applicant has “IDZ” zoning.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location, and because the “IDZ” use is residential it is appropriate as well.

**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 any public policy objective.

## **6. Size of Tract:**

The subject property totals 0.1194 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

## **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, lots sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.