



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1294  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/2/2021  
**Title:** ZONING CASE Z-2020-10700302 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 46, NCB 10934, located at 7436 South New Braunfels Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**  
Zoning Case Z-2020-10700302

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

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** February 2, 2021

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** City of San Antonio

**Applicant:** Franklin Development Company

**Representative:** Brown and Ortiz, P.C.

**Location:** 7436 South New Braunfels Avenue

**Legal Description:** Lot 46, NCB 10934

**Total Acreage:** 3.022

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association and Hot Wells Mission Reach Neighborhood Association

**Applicable Agencies:** Planning Department and Texas department of Transportation

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property converted from "B" Residence District to the current zoning district "R-4" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "IDZ-2"

**Current Land Uses:** Railroad Tracks

**Direction:** South

**Current Base Zoning:** UZROW

**Current Land Uses:** Highway

**Direction:** East

**Current Base Zoning:** "C-2"

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

**Direction:** West

**Current Base Zoning:** "C-3"

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

**Overlay and Special District Information:**

"IDZ"

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 of 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.

"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:** South New Braunfels Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** Southeast Military Drive

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None Known

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

**Routes Served:** 20, 36, and 242

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The parking requirement is reduced by 50% for "IDZ-2."

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The proposed "R-4" Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

**Proposed:** The proposed zoning district designation of "IDZ-2" allows rezoning requests up to 50 units per acre and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. "IDZ" provides flexible standards for setbacks and parking and encourages reuse of underutilized parcels within a qualifying area of the city.

The applicant is utilizing "IDZ-2" to allow for uses permitted in "C-2" Commercial District.

### **FISCAL IMPACT:**

None.

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

The subject property is within the Brooks Area Regional Center and is not within a 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 subject property is located within Brooks Area Regional Center and is currently designated as "Urban

Mixed Use” in the future land use component of the plan. The requested “IDZ-2” base zoning district is consistent with the future land use designation and the development pattern of the surrounding area.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The uses proposed as part of the “IDZ-2” zoning are “C-2” Commercial District uses which are consistent with the surrounding districts of “C-2” and “C-3” to the east and west of the subject property.

## **3. Suitability as Presently Zoned:**

The existing “R-4” Residential Single-Family zoning is not appropriate for the surrounding area as the subject property is surrounded by commercial uses. The proposed “IDZ-2” is appropriate for the property which is situated next to a Primary Arterial and provides the opportunity for additional commercial development.

## **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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Brooks Area Regional Center:

### **Goal 3: Reinvestment, Retention & Responsibility**

- Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
- Incentivize equitable education, housing, and economic opportunities that re-invest in and build the community’s prosperity while being socially and environmentally responsible.
- Honor the history of innovation and technology by supporting incubators, start-ups, and local business.
- Retain and invest in innovation and creativity to dissuade migration of talent, youth, and economic resources to other geographies.
- Support programs which benefit maternal and early childhood investments, investments in teachers and schools, and build family financial stability to address age, race, and education disparities.

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.
- 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 Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1e, because it allows zero setbacks for commercial and multi-family developments.
- 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.

**6. Size of Tract:**

The subject property is 3.022 acres, which could reasonably accommodate commercial uses.

**7. Other Factors:**

None.