



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 19, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2021-10700245

**SUMMARY:**

**Current Zoning:** : "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19.2021

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Peter Greenblum

**Applicant:** UP Engineering + Surveying

**Representative:** UP Engineering + Surveying

**Location:** 138 Hermitage Court

**Legal Description:** Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610

**Total Acreage:** 0.56

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** Hot Wells Mission Reach HOA

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annex into the City of San Antonio by Ordinance 1256 dated August 2, 1944, and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, converted to "MF-33" Multi-Family District. Ordinance 2016-06-16-0493 rezoned the property to "R-4 CD" Residential Single-Family District with a Conditional Use for Manufactured Home.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

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

**Direction:** East

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

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

**Direction:** South

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

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

**Direction:** West

**Current Base Zoning:** "R-4 CD", "MF-33", "C-3"

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

**Overlay District Information:**

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

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Hermitage Court

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are three (3) bus routes withing walking distance.

**Routes Served:**36, 242, 515

**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:** “IDZ-1” waives the minimum parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “R-4” Residential 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.

**Proposed Zoning:** “IDZ-1” Limited Density Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The applicant is utilizing “IDZ-1” for six (6) dwelling units to a prescribed site plan.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center but is within the 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 approval criteria below.

1. **Consistency:** The subject property is located within the Brooks Area Regional Center and is currently designated as Low Density Residential in the future land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The existing "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" with uses permitted for six (6) dwelling units appears to be an appropriate density for a large property at Hermitage, Merrimac, and Lennon streets. If the property were divided into three (3) lots there would potentially be six (6) units; a single-family unit and an accessory dwelling unit. The proposed "IDZ-1" will bring a more balanced design and approach to the development of the site, while providing additional housing options in the area.
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 request does not appear to conflict with any public policy objective of the Brooks Area Regional Center.

**Growth and City Form Goal 1:** Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

**Growth and City Form Goal 4:** Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

**Housing Goal 4:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities

**Housing Goal 5:** High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

**Housing Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

**Relevant Goals, Recommendations and Strategies of the Brooks Area Regional Center Plan may include:**

Goal 1: Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.

6. **Size of Tract:** The 0.56-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors** The applicant intends to construct six (6) dwelling units, to a prescribed site plan.