



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 16, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2021-10700216

(Associated Plan Amendment Case PA-2021-11600073)

**SUMMARY:**

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

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for seven (7) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 16, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Maria Fernanda

**Applicant:** Bexar Engineers and Associates

**Representative:** Bexar Engineers and Associates

**Location:** 1431 Thorain Boulevard

**Legal Description:** Lot 18-20, Block 163, NCB 7118

**Total Acreage:** 0.4132 Acres

**Notices Mailed****Owners of Property within 200 feet:** 51**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 1845 dated May 5, 1940 and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to "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:** "R-4"**Current Land Uses:** Single-family dwelling**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-family dwelling**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-family dwelling**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-family dwelling**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:** Thorain Boulevard**Existing Character:** Local**Proposed Changes:** None Known.

**Public Transit:** There are VIA bus routes within walking distance of the subject property  
**Routes Served:** 651

**Traffic Impact:** “IDZ” zoning – exempt from TIA requirements. “D” zoning – exempt from TIA requirements. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. ROW dedication and improvement may be required along Santa Paula and Thorain.

**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 Intensity 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 rezoning to “IDZ-1” Limited Intensity Infill Development Zone to allow for seven (7) dwelling units.

**FISCAL IMPACT:** None.

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

The property is not located within a regional center or a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**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 Greater Dellview Area Community Plan 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 not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff recommends Denial. Planning Commission recommendation is pending the November 17, 2021 hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “IDZ-1” for seven

(7) dwelling units is not consistent with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is an appropriate zoning district for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone with uses permitted for seven (7) dwelling units is not an appropriate zoning for the property and would add additional density that is out of character within this primarily single-family neighborhood.
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 appear to conflict with the following goals, principles, and objectives of the Greater Dellview Area Community Plan:
  - Goal 5: Housing Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area o Objective
    - 5.2: Housing Design Standards and Certainty Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development
6. **Size of Tract:** The subject property is approximately 0.4132 acres, which could reasonably accommodate residential development.
7. **Other Factors** The applicant is rezoning to "IDZ-1" Limited Intensity Infill Development Zone to allow for seven (7) dwelling units.