



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1754  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/3/2015  
**Title:** ZONING CASE # 2015109 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on South 76 feet of Lot 1, NCB 981, and the North 44 Feet of Lot 1, NCB 981 located at 535 East Grayson and 1409 Austin Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-109, 2. Z2015109\_SP

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**  
Zoning Case Z2015109

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 03, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Theresa Galindo

**Applicant:** Theresa Galindo

**Representative:** Theresa Galindo

**Location:** 535 East Grayson and 1409 Austin Street

**Legal Description:** South 76 feet of Lot 1, NCB 981, and the North 44 Feet of Lot 1, NCB 981

**Total Acreage:** 0.1653

**Notices Mailed**

**Owners of Property within 200 feet:** 2

**Registered Neighborhood Associations within 200 feet:** Downtown Residents Association, Government Hill Alliance Neighborhood

**Planning Team:** Government Hill Neighborhood Plan-10

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The subject property's division was recognized as platted as it was established in the Original 36 Square Miles of the City of San Antonio. In 1910 the subject property's south portion of Lot 1 was develop with a single-family residence, carport and detached garage totaling 2,040 square feet. The subject property's north portion of Lot 1 was developed in 1920 with a second single-family residence, carport and detached garage totaling 1,566square feet.

**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:** "I-1"

**Current Land Uses:** Single Family Residence, Duplex

**Direction:** East

**Current Base Zoning:** "RM-5", "O-1"

**Current Land Uses:** Apartment, Duplex, Vacant

**Direction:** South

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

**Current Land Uses:** Printing Service, Vacant, Single Family Residence

**Direction:** West

**Current Base Zoning:** "C-2", "IDZ", "I-1"

**Current Land Uses:** Church, Restaurant, Single Family Residence

**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:** East Grayson Street, Austin Street, East Josephine

**Existing Character:** Local, Type A; one lane each direction, with sidewalks on both sides

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 20 route, which operate along Austin Street, with a stop at the southeast corner of subject property south bound and immediately across from subject property north bound.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from a TIA requirements.

**Parking Information:** The “IDZ” Infill Development Zone District eliminates off street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Approval

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is not located within any adopted Neighborhood or Sector Plan. The requested “IDZ” base zoning district with uses in “C-2” and “RM-4” are consistent with the surrounding zoning and development pattern.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The existing residence at the intersection of East Grayson and Austin Street along with the existing residence in the rear presents an opportunity for a live work development pattern based on the location of the subject property.

**3. Suitability as Presently Zoned:**

The existing “I-1” zoning district is not an appropriate zoning district for the area and is not consistent with surrounding established residential land uses.

**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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property measures 0.1653 of an acre in size and is fully developed with two single family residences and parking.

**7. Other Factors:**

None.