



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3263  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/2/2015  
**Title:** ZONING CASE # Z2015201 (Council District 2): A request for a zoning change from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units on 0.421 of an acre tract out of NCB A-46 located at 825 East Grayson. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-201\_Location Map, 2. Z2015201\_Site Plan

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z2015201

**SUMMARY:**  
**Current Zoning:** "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 02, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Coldwater Ventures, LLC C/O Michael Westheimer, Manager

**Applicant:** Coldwater Ventures, LLC C/O Michael Westheimer, Manager

**Representative:** Patrick Christensen

**Location:** 825 East Grayson

**Legal Description:** 0.421 of an acre tract out of NCB A-46

**Total Acreage:** 0.421

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

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

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-1" Office District. In 2009 the subject property was rezoned to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District. The subject property is not platted in its current configuration. The subject property was developed in 1920 with a 3,835 square feet residential structure.

**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:** "O-2 NCD-9"

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

**Direction:** East; West

**Current Base Zoning:** "MF-18"

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** "MF-18"; "O-1"

**Current Land Uses:** Apartments; Dental Clinic

**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 Josephine, North Pine Street, East Grayson

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

**Proposed Changes:** None known

**Public Transit:** VIA transit route 20 is nearby the subject property to the west and operates along East Grayson Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None

**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 property is located within the Government Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the Plan. The requested “IDZ” as a base district for Single-Family Residences are consistent with the future land use designation.

**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 proposed use is consistent with the established development pattern of the neighborhood.

**3. Suitability as Presently Zoned:**

The existing “RM-5” base zoning district is appropriate for the subject property.

**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 is 0.421 acres in size, which is sufficient to accommodate the proposed development with adequate space for parking.

**7. Other Factors:**

An “IDZ” Infill Development Zone within the qualified area as per UDC Section 35-343(a) is to facilitate and encourage development on vacant, by passed lands, or the redevelopment of underutilized building or

structures, with existing built up area. Any use may be permitted within the “IDZ” so long as it complies with the standards of section 35-343 in Chapter 35.