



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3288  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/15/2018  
**Title:** ZONING CASE # Z2018187 (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 on Lot 9, NCB 981, located at 517 East Grayson Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z2018187

**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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 15, 2018

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Oscar Montiel

**Applicant:** Oscar Montiel

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

**Location:** 517 East Grayson Street

**Legal Description:** Lot 9, NCB 981

**Total Acreage:** 0.181

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Lone Star

**Applicable Agencies:** Lackland

**Property Details**

**Property History:** The property was a party of the original 36-square miles of the City of San Antonio and was zoned "J" Commercial District. The property converted from "J" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**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, IDZ

**Current Land Uses:** Vacant Lot, Green Dog Kennels, A.C.C.D. Property, Single-Family Residence, Duplexes

**Direction:** East

**Current Base Zoning:** I-1, IDZ, RM-4, RM-5

**Current Land Uses:** Duplexes, Single-Family Residences, Restaurant & Bar, Church

**Direction:** South

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

**Current Land Uses:** Single-Family Residences, Vacant Structures, Restaurant, SAISD Materials Management, SAISD Parking Lot, Vacant Lot, Duplex, Dog Park

**Direction:** West

**Current Base Zoning:** IDZ, I-1

**Current Land Uses:** Bar, Vacant Lot, Single-Family Residences, Refinishing Shop

**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:** Grayson Street

**Existing Character:** Local Road

**Proposed Changes:** None known

**Thoroughfare:** Austin Street

**Existing Character:** Local Road

**Proposed Changes:** None known

**Thoroughfare:** North Alamo Street

**Existing Character:** Minor Arterial

**Proposed Changes:** None known

**Public Transit:** VIA route 20 is within walking distance of the subject property.

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

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

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**FISCAL IMPACT:**

None.

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

The subject property is within the Midtown Regional Center and the New Braunfels Metro Premium Plus route.

**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 “Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to renovate the property and use it for a barber/beauty shop. The change to “IDZ” is compatible with the surrounding properties that have the “IDZ” designation, and will remove the “I-1” General industrial District.

**3. Suitability as Presently Zoned:**

The current “I-1” base zoning district is not appropriate for the subject property’s location. This area is seeing a lot of development, and eventually the “I-1” districts will be downzoned to accommodate for uses less intense that provide services and housing for the growing neighborhood.

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

**6. Size of Tract:**

The subject property totals 0.1815 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

**7. Other Factors:**

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 the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.