



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4881  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 8/21/2018  
**Title:** ZONING CASE # Z2018274 (Council District 1): 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 0.15 acres out of NCB 3029, located at 306 West Grayson and 310 West Grayson. 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:** 1

**SUBJECT:**  
Zoning Case Z2018274

**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:** August 21, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Bexar Den, LLC

**Applicant:** Bexar Den, LLC

**Representative:** Patrick Christensen

**Location:** 306 West Grayson and 310 West Grayson

**Legal Description:** 0.15 acres out of NCB 3029

**Total Acreage:** 0.15

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

**Property Details**

**Property History:** The subject property was located in the Original 36 Square-Mile City Limits of San Antonio and was zoned "I" Business District. The current "I-1" General Industrial District converted from the previous "I" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Single-Family Residential, Parking Lot

**Direction:** East

**Current Base Zoning:** I-1, R-4

**Current Land Uses:**

**Direction:** South

**Current Base Zoning:** IDZ

**Current Land Uses:** Currently Under Construction

**Direction:** West

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

**Current Land Uses:** Currently Under Construction

**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:** West Grayson Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There are bus stops within walking distance on North St. Mary's Street along Bus Route 8.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone is waived

from TIA requirements.

**Parking Information:** The “IDZ” base zoning district waives parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “I-1” 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 located within the Midtown Regional Center and located within a half-mile from the New Braunfels Avenue 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Tobin Hill Neighborhood Land Use Plan and is currently designated as “High Density Mixed Use” in the land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

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

Staff has not found 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. There is “IDZ” zoning and commercial uses in the general vicinity, so the requested zoning is appropriate.

**3. Suitability as Presently Zoned:**

The existing “I-1” base zoning district is not appropriate for the surrounding area. There are industrial uses on the block to the north of the subject property and single-family residential uses on the block to the south. This block should not be designated general industrial, and commercial is appropriate to provide a transitional buffer and median in between the industrial and residential.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There are currently dilapidated single-family structures on the property. The revitalization of the lots does not indicate likely adverse effects.

**5. Public Policy:**

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

**6. Size of Tract:**

The 0.15 acre site is of sufficient size to accommodate the proposed commercial development.

**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.

Additionally, the applicant's request for IDZ is consistent with the following criteria:

- Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- 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.
- Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- Master Plan's Policy for Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building.
- Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.
- Master Plan's Policy for Urban Design - Policy 1e, because it allows zero setbacks for commercial and multi-family developments.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. They do not object to the request.