



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4007

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/18/2017

**Title:** (Continued from 06/20/17) ZONING CASE # Z2017170 (Council District 1): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Site Plan, 2. Location Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z2017170

**SUMMARY:**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O- 1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 18, 2017. This case was continued from the June 20, 2017 Zoning Commission hearing.

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** H.G. Property Management, L.P.

**Applicant:** H.G. Property Management, L.P.

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

**Location:** 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 South St. Mary's Street

**Legal Description:** 3.3008 acres out of NCB 15862 and NCB 6793

**Total Acreage:** 3.3008

**Notices Mailed**

**Owners of Property within 200 feet:** 57

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

**Applicable Agencies:** Department of Planning and Community Development

**Property Details**

**Property History:** The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "J" Commercial Districts. The properties were all a part of a large area rezoning by Ordinance 83331, dated December 14, 1995. The large area rezoning changed the zoning for 2002 N St Mary's Street from "J" to "B-3" Business District. The large area rezoning changed the zoning for 301, 307, and 309 W Josephine Street from "J" to "B-3NA" Business Nonalcoholic Sales District. The large area rezoning changed the zoning for 246 and 252 W Josephine Street from "J" to "I-1" Light Industrial District. The large area rezoning changed the zoning for 323, 327, and 331 W Grayson Street from "J" to "I-1". The large area rezoning changed the zoning for 734 E Locust Street from "J" to "B-1" Business District. The subject properties converted from "B-1", "B-3", "B-3NA", and "I-1" to "C-1" Commercial District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, and "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**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-6, I-1, IDZ

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

**Direction:** East

**Current Base Zoning:** I-1, R-6

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

**Direction:** South  
**Current Base Zoning:** C-3NA, I-1  
**Current Land Uses:** Commercial Uses, Industrial Uses

**Direction:** West  
**Current Base Zoning:** C-3NA  
**Current Land Uses:** Commercial Uses

**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 Josephine Street  
**Existing Character:** Collector Street  
**Proposed Changes:** None Known

**Thoroughfare:** North Saint Mary's Street  
**Existing Character:** Collector Street  
**Proposed Changes:** None Known

**Thoroughfare:** West Grayson Street  
**Existing Character:** Local Street  
**Proposed Changes:** None Known

**Thoroughfare:** East Locust Street  
**Existing Character:** Local Street  
**Proposed Changes:** None Known

**Public Transit:** Via route 8, 11, and 20 are within walking distance of the subject properties.

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

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

**ISSUE:**  
None.

**ALTERNATIVES:**  
Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations.

**FISCAL IMPACT:**  
None.

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

The subject properties are within the Midtown Regional Center and are within ½ mile of the New Braunfels Ave 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 property is located within the Tobin Hill Neighborhood Plan, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ” base 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 proposed development is replacing primarily industrial and heavy commercial uses.

**3. Suitability as Presently Zoned:**

The current “C-1” base zoning district is appropriate for the surrounding area. The “I-1, C-3, C-3NA” base zoning districts are not appropriate for the surrounding area. The land use category of “Low Density Mixed Use” does not include “C-3, C-3NA, and I-1” as permitted uses. The subject properties are bounded by Single-Family Residential homes.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to redevelop an industrial area to mixed uses.

**5. Public Policy:**

The rezoning request does not appear to conflict with the land use goals and strategies of the Tobin Hill Neighborhood Plan.

Goals:

Tobin Hill Neighborhood Plan:

GOAL 2: Housing - Improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

GOAL 4: Support for Existing and Future Businesses - Support existing businesses in the neighborhood and create and provide opportunities for future businesses.

OBJECTIVE 5.1: Use Compatibility - Promote compatibility between the commercial and residential areas of the neighborhood.

OBJECTIVE 5.2: Promote Diverse, Neighborhood Oriented Development - Promote development and businesses that are diverse, neighborhood-oriented and meet the needs of the neighborhood.

**6. Size of Tract:**

The subject properties measures 3.3008 acres which will reasonably accommodate the proposed developments.

**7. Other Factors:**

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 of 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.