



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1893

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 3/5/2020

**Title:** ZONING CASE Z-2019-10700319 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units on Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028, located at 218 West Josephine Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2020-03-05-0171

Date	Ver.	Action By	Action	Result
3/5/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700319

**SUMMARY:**

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

**Requested Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 4, 2020. This case is continued from the January 21, 2020 zoning hearing.

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Moonbeam Ventures, Ltd. & Sotano Partners, Ltd.

**Applicant:** 120 Josephine Investors, LP.

**Representative:** Kaufman & Killen, Inc.

**Location:** 120 West Josephine Street and 218 West Josephine Street

**Legal Description:** Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028

**Total Acreage:** 2.343

**Notices Mailed**

**Owners of Property within 200 feet:** 26

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

**Applicable Agencies:** Fort Sam Houston, Planning Department, Solid Waste Department

**Property Details**

**Property History:** The subject property was part of the original 36 square miles and annexed into the City of San Antonio dated April 19, 1905 and was originally 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, established by Ordinance 93881, dated May, 03, 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"

**Current Land Uses:** Hawthorne, Nathaniel Academy (K-8<sup>th</sup>)

**Direction:** East

**Current Base Zoning:** "I-1", "C-3"

**Current Land Uses:** vacant building

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** distribution and wholesale companies

**Direction:** South

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

**Current Land Uses:** Single family residence vacant lots

**Overlay and Special District Information:**

"AHOD"

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

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property  
**Routes Served:** 20

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The minimum parking requirement for multifamily is 1.5 spaces per unit. The proposed IDZ base zone district reduces the minimum parking by 50%.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “I-1” General Industrial 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.

**Proposed:** Approval of the requested zoning change would result in the subject property’s zoning on the Subject Property to become "IDZ-3" High Intensity Infill Development Zone with uses permitted in "C-3" General Commercial and multi-family up to 300 units.

**FISCAL IMPACT:**  
None.

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

The subject property is within the Midtown Regional Center and falls within ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend 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 Midtown Area Regional Center Plan and is currently designated “Employment/Flex Mixed Use”. The requested base zoning district of “IDZ-3” is consistent with the future land use category.

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

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” adds more density (up to 300 more units) and would allow “C-3” uses which are less intense than the existing “I-1” zoning.

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

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

#### 5. Public Policy:

The subject property is located within the Midtown Area Regional Center Plan. The property is currently a stone and tile business. The proposed zoning change is requested to allow a mixed-use infill development.

Relevant Goals and Policies of the Comprehensive Plan may include:

##### Goal 4: Support Unique, Mixed Activity Areas

- Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary's Street music culture.
- Accommodate growth while preserving distinct characteristics of each part of the Midtown Area and providing thoughtful transitions between uses.
- Support unique district cultures in the Midtown Area, such as Lesbian, Gay, Bisexual, Transgender, Queer, Plus cultures on Main Street.

##### Goal 5: Broaden Housing Choices

- Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
- Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.
- Rehabilitate or redevelop housing that is in poor condition.
- Focus most new housing development closer to multimodal transportation corridors.

##### Goal 6: Improve Pedestrian- and Transit-Oriented Retail and Services

- Building on the unique character and strengths in each retail corridor, support more diverse options, including small-scale markets, affordable healthy food, entertainment, and other amenities for the Midtown Area's diverse residents and visitors.
- Encourage building maintenance and renovations to beautify commercial corridors and create walkable, active street areas next to buildings.

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 Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- 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.

#### 6. Size of Tract:

The subject property is 2.343 acres, which could reasonably accommodate infill development of commercial and residential uses.

#### 7. Other Factors:

The proposed change in zoning on the Subject Property of "I-1" to "IDZ-3" is to allow for an infill, multi-family development with commercial/retail uses, with a proposed total of up to 300 multifamily units.

This zoning request includes the intention to demolish buildings. 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.

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.