



City of San Antonio

Legislation Details (With Text)

File #: 20-4036

Type: Zoning Case

In control: City Council A Session

On agenda: 8/6/2020

Title: ZONING CASE Z-2020-10700079 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Density Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "O-2" High-Rise Office District, and 176 dwelling units on Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789, located at 202, 210, 214, 216 West Grayson Street and 747 East Locust Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. GPCF, 4. Zoning Minutes, 5. Ordinance 2020-08-06-0482

Date	Ver.	Action By	Action	Result
8/6/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2020-10700079

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 District, "O-2" High-Rise Office District, and 176 dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2020

Case Manager: Victoria Castro, Planner

Property Owner: MPPI, Inc., Robert D. Tips

Applicant: MPPI, Inc., Robert D. Tips

Representative: Killeen, Griffin & Farrimond, PLLC

Location: 202, 210, 214, 216 West Grayson Street and 747 East Locust Street

Legal Description: Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789

Total Acreage: 0.833

Notices Mailed

Owners of Property within 200 feet: 35

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

Applicable Agencies: Fort Sam Military Base

Property Details

Property History: The property was part of the Original 36 square miles and originally zoned “K” Commercial District. The subject property was rezoned by Ordinance 83331, dated December 14, 1995, from Temporary “K” Commercial District to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial District.

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: “I-1”

Current Land Uses: Stone, glass, and ceramic tile manufacturing

Direction: East

Current Base Zoning: “C-3 NA”

Current Land Uses: Offices

Direction: South

Current Base Zoning: “R-6”, “C-3 NA” and “C-3 NA”

Current Land Uses: Offices and Single-Family Residences

Direction: West

Current Base Zoning: “R-4” and “IDZ”

Current Land Uses: Offices and Single-Family Residences

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

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

Thoroughfare: East Euclid Avenue
Existing Character: Local
Proposed Changes: None Known

Public Transit: 9 and 10

Traffic Impact: Traffic Impact Analysis (TIA) can't be determined at this time.

Parking Information: "IDZ-2" reduces parking requirement by 50%.

ISSUE:
None.

ALTERNATIVES:

Current: The current zoning district designation of "I-1" 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: The proposed zoning district designation of "IDZ-3" allows rezoning requests of unlimited density, and uses permitted in "C-3", "O-2" and "I-1". All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is within a Regional Center and is within 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 as "Employment/Flex Mixed Use" in the land use component of the plan. The requested "IDZ-3" 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. A large portion of this block is currently zoned “IDZ”.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the properties in the area that are developed for industrial use. Other properties are “C-3” General Commercial and other properties particularly within the subject property block are zoned and developed “IDZ” Infill Development Zone for dwelling units. The proposed “IDZ-3” is also appropriate as a mixed use development of residential, commercial and office uses.

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 request does not appear to conflict with any public policy objective of the Midtown Area Regional Center Plan which encourages the following:

Goal 5: Broaden Housing Choices

- Focus most new housing development closer to multimodal transportation corridors.

Goal 7: Stimulate a Thriving Economy

- Create more employment opportunities to continue attracting a diverse residential population.

Goal 9: Promote Health and Sustainability

- Improve access to affordable, healthy foods.
- Encourage concentrations of places to live, work, and play.

"IDZ"

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 following criteria apply to the proposed rezoning:

- 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 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 0.833 acre site is of sufficient size to accommodate the proposed mixed use development.

7. Other Factors:

The applicant is requesting to rezone from “I-1” to “IDZ-3”, in order to allow for a mixed-use development consisting of residential, commercial/retail and office uses.

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. The Military has indicated that there is no objection to the request.

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. Demolition permit applications have been reviewed and approved by OHP to accommodate the proposed use. Demolition of the primary structure at 747 East Locust was approved on 9/19/2018.