



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4753  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 8/20/2020  
**Title:** ZONING CASE Z-2020-10700118 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Recycling Facility with Outside Storage and/or Processing (Excluding Metal Recycling Entity) on Lots 11,12,23 and 24, Block 8, NCB 2118, located at 1203 North Colorado Street and 1406 West Poplar Street. Staff and Zoning Commission recommend Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z-2020-10700118

**SUMMARY:**  
**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Recycling Facility with Outside Storage And/Or Processing (Excluding Metal Recycling Entity)

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** July 7, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Monterrey Industrial Land Partners, Ltd. (c/o Industrial Land Corporation, General Partner; c/o Jack M. Vexler, President)

**Applicant:** David Vexler

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 1203 North Colorado Street and 1406 West Poplar Street

**Legal Description:** Lots 11, 12, 23, and 24, Block 8, NCB 2118

**Total Acreage:** 0.797

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action/Gardendale

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject properties were part of the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. The subject properties converted from "L" First Manufacturing District to "I-2" Heavy Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. Lot 24, Block 8, NCB 2118 was rezoned by Ordinance 97325, dated May 13, 2003 from "I-2" Heavy Industrial District to "R-4" Residential Single-Family 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-2"

**Current Land Uses:** Recycling Center

**Direction:** South

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

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Bookbinder, Construction Contractor

**Direction:** West

**Current Base Zoning:** "R-4", "I-2"

**Current Land Uses:** Residential, Vacant Lot

**Overlay and Special District Information:**

"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.

**"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:** North Colorado Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 89, 289

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for IDZ development is 1 per employee.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The subject property is presently zoned "I-2" Heavy Industrial, which allows uses that are highly hazardous, environmentally severe in character and/or generate high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. The subject property also has a portion with present zoning district designation of "R-4" Residential Single-Family is designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed of areas containing single-family dwellings with general or heavy industrial placed along several local corridors.

**Proposed:** The proposed "IDZ-3" High Intensity Infill Development Zone District allows rezoning requests of unlimited density, and uses permitted in "I-2". Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section. The applicant is utilizing "IDZ-3" with uses permitted for a Recycling Facility with Outside Storage And/Or Processing (Excluding Metal Recycling Entity)

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center and is within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-1) 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 not located within any approved Neighborhood, Community, Perimeter or Sector Plan, therefore a finding of consistency is not required.

**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 fronting Poplar Street and Colorado Street. With appropriate buffers and screening adjacent to residential, any impact can be mitigated.

**3. Suitability as Presently Zoned:**

The existing “R-4” Residential Single-Family and “I-2” Heavy Industrial base zoning is appropriate for the surrounding area. The proposed “IDZ-3” is suitable to the area and provides the opportunity for additional industrial uses with a Recycling Facility with Outside Storage And/Or Processing (Excluding Metal Recycling Entity). The subject properties are adjacent to homes and business that are currently without designated future land uses, however it is in proximity to the Westside Reinvestment Community Plan. The applicant is requesting “IDZ-3” in order to utilize an existing structure that would otherwise be within the building setback lines if the applicant were to request “I-2 S.”

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

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

**5. Public Policy:**

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, lot 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 meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410.

**6. Size of Tract:**

The subject property is 0.797 acres, which could reasonably accommodate infill development.

**7. Other Factors:**

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. An application for demolition at this address to accommodate the proposed use was approved on March 20, 2019, by the Office of Historic Preservation.