



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4870

---

**Agenda Item Number:** Z-1.

**Agenda Date:** 9/6/2018

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2018263

**SUMMARY:**

**Current Zoning:** "1-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District and "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-7E MLOD-2 MLR-2 AHOD" Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District and "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 7, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** John Schuler, Peden Street Partners LTD, Strafkids Realty Co., Melissa Maldonado Gonzalez

**Applicant:** The NRP Group LLC

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

**Location:** Generally located along West Cevallos Street at Peden Alley and Marty Street

**Legal Description:** 9.136 acres out of NCB 63 and NCB 1009

**Total Acreage:** 9.136 acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 115

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association; Lone Star Neighborhood Association

**Applicable Agencies:** Planning Department

### **Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous "L" converted to the current "I-2".

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-2, R-4, C-3NA, O-1.5

**Current Land Uses:** Storage, Residences

**Direction:** East

**Current Base Zoning:** IDZ, I-2

**Current Land Uses:** Office Warehouse, Texas Sheet Metal, South End Lofts, Commercial Roofing Supply

**Direction:** South

**Current Base Zoning:** R-6, R-6 CD, R-3, IDZ, I-2

**Current Land Uses:** Eddies Taco House, KIPP Aspire Academy, Parking Lot, Vacant Lot, Residences

**Direction:** West

**Current Base Zoning:** C-2, C-2 CD, I-2

**Current Land Uses:** Gas Station, McDonalds, Parking Lot, Restaurant, Bar, Industrial Yard

**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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

### **Transportation**

**Thoroughfare:** Cevallos Street

**Existing Character:** Minor Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Marty Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** West Peden Alley

**Existing Character:** Alley

**Proposed Changes:** None Known

**Public Transit:** VIA routes 62, 67, 251, 275 are within walking distance from the subject property.

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

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

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very 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. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

**FISCAL IMPACT:**

None.

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

The subject property is within the Downtown Regional Center and is on the Rockport Subdivision Metro Premium Plus Route.

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-1) recommend 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 Lonestar Community Plan, and is currently designated as “High Density Mixed Use” in the future land use component of the plan. The requested “IDZ” base zoning district with uses permitted in “MF-40” 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 applicant proposes approximately 320 residential units. This project will integrate and blend higher density residential with commercial and other land uses in the surrounding area. The requested “IDZ” requires urban design standards in order to maintain a neighborhood commercial scale, promote pedestrian activity and maintain the unique character of the center. The design criteria intends to create infill development that is proportional to surrounding area, to ensure appropriateness. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Allowing the change will downzone the heavy industrial use, and further enhance the neighborhood.

### **3. Suitability as Presently Zoned:**

The current “I-2” base zoning district is inappropriate within the urban core, and being adjacent to a residential neighborhood.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

### **5. Public Policy:**

The adopted future land use map classifies the subject properties, and surrounding properties, as “High Density Mixed Use”. The request to rezone from “I-2” to “IDZ” would not require a plan amendment to the Lone Star Community Plan as “IDZ” with uses permitted in “MF-40” is permitted in the High Density Mixed Use land use category.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

H Goal 1: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P28: Explore commercial and industrial areas in the core of the city for conversion to residential or mixed-use.

The requested “IDZ” with uses permitted in “MF-40” is an appropriate zoning district as it is consistent with the desired development pattern identified in the adopted Lone Star Community Plan. The request also aligns with the goals and objectives identified in the Comprehensive Plan and would allow high-density housing options within close proximity to the urban core.

### **6. Size of Tract:**

The subject property totals 9.136 acres in size, which accommodates the uses permitted in “IDZ” Infill Development Zone District.

### **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.

- 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 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 the 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