



City of San Antonio

Agenda Memorandum

File Number:19-2640

Agenda Item Number: 2.

Agenda Date: 3/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2018-900034

SUMMARY:

Current Zoning: "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, and "C-2" Commercial District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, multi-family uses not to exceed 74 units per acre, and "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 19, 2019. This case is continued from the February 19, 2019 and March 5, 2019 zoning hearings.

Case Manager: Dominic Silva, Planner

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

Applicant: Ross Wilson, PSW Land Acquisitions, L.L.C.

Representative: James B. Griffin, Brown & Ortiz, P.C.

Location: 246 and 252 West Josephine Street and 323, 327 and 331 West Grayson Street

Legal Description: 1.1644 acres out of NCB 3028

Total Acreage: 1.1644

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Planning Department

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 309 W Josephine Street from "J" to "B-3NA" Business Nonalcoholic Sales District. The large area rezoning changed the zoning for 252 W Josephine Street from "J" to "I-1" Light Industrial District. The subject properties converted from "B-3NA" to "C-3NA" General Commercial Nonalcoholic Sales District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The properties were rezoned to "IDZ" Infill Development Zone with the adoption of Ordinance 2017-08-17-0578.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA" and "I-1"

Current Land Uses: Manufacturer

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Manufacturer

Direction: South

Current Base Zoning: "I-1" and "IDZ"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-3 NA"

Current Land Uses: Parking Lot

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 Josephine Street

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 20.

Thoroughfare: West Grayson Street

Existing Character: Collector

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) is not required. IDZ is exempt from all TIA requirements.

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 a ½ of a mile of the Midtown Regional Center and 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.

3. Suitability as Presently Zoned:

The current “IDZ” Infill Development Zone is an appropriate zoning for the property and surrounding area. The request is essentially the same as it is presently zoned, the only change is a higher density for the proposed multi-family development. The requested density is 74 units per acre instead of 40 units per acres.

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 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 property is 1.1644, which would adequately supports commercial and high density multi-family uses.

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, 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 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.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- 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.

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.