



City of San Antonio

Agenda Memorandum

File Number: 19-4660

Agenda Item Number: 3.

Agenda Date: 7/2/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700100

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage)

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 2, 2019.

Case Manager: Patricia Franco, Planner

Property Owner: Yoffi Partners, LLC (Mauricio Marcushamer, Director)

Applicant: Paul S. Covey

Representative: Brown & Ortiz, P.C.

Location: 1808 and 1810 North Alamo Street

Legal Description: 1.652 acres out of NCB 1766

Total Acreage: 1.652

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Government Hill Neighborhood Alliance

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The properties were annexed by the City of San Antonio in 1905 and were part of the original 36 square miles of the 1936 City Limits and were originally zoned “B” Apartment District and “F” Local Retail District. The properties were rezoned from to “JJ” Commercial District on June 30, 1964 by Ordinance 32475. Upon adoption of the 2001 Unified Development Code, the properties converted to the current “I-1” General Industrial District. Subsequently, the property located at 1810 North Alamo Street was rezoned to “IDZ AHOD” Light Infill Development Zone Airport Hazard Overlay District with uses permitted in RM-4, C-3, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; As well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) by Ordinance 2017-08-17-0581 on August 17, 2017.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “IDZ HS”

Current Land Uses: Textbook Warehouse

Direction: South

Current Base Zoning: “IDZ” and “MF-33”

Current Land Uses: Vacant lot and Two-Story Apartments

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Coffee Shop, Bicycle Store and Parking Garage

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: North Alamo Street

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 20, 11, 9 and 10

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

Parking Information: For the residential portion of this property, the parking would be 1 space per resident and for commercial use, it is 1 space per 300 GFA; however, minimum parking space requirements for IDZ-3 uses enable the developer to reduce parking requirements by 50%. Therefore, the residential parking for this property is 1 space and commercial, 1 space per 150 GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-2," which 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 and light truck auction, truck stop, abrasives manufacturing, food and drug manufacturing, sand and gravel storage and sales, screened outdoor storage, outdoor flea market, manufactured homes/oversized vehicle sales, service and storage.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Midtown Regional Center and is also within a ½ mile of the US 281 corridor and I-35 corridor buffers.

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 subject property is located within the Government Hill Community Plan and is currently designated as “Mixed Use” in the future 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.

3. Suitability as Presently Zoned:

The existing “I-1” General Industrial base zoning is not an appropriate zoning district for the surrounding area. The “IDZ” Limited Intensity Infill Development Zone portion of the property and the proposed “IDZ-3” are suitable to the area and provide the opportunity for consideration of a mixed use structure with both commercial and residential 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan:

Goal: Redevelop and revitalize the neighborhood

Objective: To encourage and support any revitalization and redevelopment efforts consistent with the plan.

Strategies:

- Market the vacant parcels of land to prospective homeowners and businesses
- Recruit desired businesses and the expansion of existing businesses in the neighborhood.
- Rezone existing 1938 zoning to 1965 zoning to restrict incompatible land uses.

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.

The applicant’s request meets 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 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

The applicant’s request meets 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.

6. Size of Tract:

The subject property is 1.652 acres, which would adequately support infill development of commercial and residential 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, lots sizes, and setbacks.

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.