



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3187

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**Agenda Item Number:** 20.

**Agenda Date:** 6/2/2020

**In Control:** Zoning Commission

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**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 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.

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 2, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** MPIL, Inc., Robert D. Tips

**Applicant:** MPIL, 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 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 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, JB SA 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.