



City of San Antonio

Agenda Memorandum

Agenda Date: September 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700169

SUMMARY:

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

Requested Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Josephine Hospitality LLC

Applicant: Patrick Shearer

Representative: Patrick Shearer

Location: 610 East Josephine Stret

Legal Description: 0.358 acres out of NCB 981

Total Acreage: 0.358 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Government Hill Alliance and Westfort Alliance

Applicable Agencies: Fort Sam Houston Army Base

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property was converted into "I-1" General Industrial District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "IDZ"

Current Land Uses: Alamo Colleges, Gas Station, Clinic

Direction: South

Current Base Zoning: "IDZ-2", "C-3 IDZ", "IDZ", "I-1", "C-2"

Current Land Uses: Bar, Food Service, Food Truck Park, Single-Family Dwellings, Multi-Family Dwellings

Direction: East

Current Base Zoning: "IDZ", "IDZ-2", "I-1"

Current Land Uses: Bar, Food Service, Commercial Uses, Multi-Family Dwellings

Direction: West

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

Current Land Uses: Single-Family Dwellings, Multi-Family Dwellings

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: East Josephine Street

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: North Alamo Street

Existing Character: Minor

Proposed Changes: None known

Thoroughfare: East Grayson Street

Existing Character: Minor

Proposed Changes: None known

Thoroughfare: Austin Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 20, 9, 14, 209, 214

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b. The minimum parking requirements Bar/Tavern is 1 per 100 sf of GSF. The minimum parking requirements for Mobile Food Court is 2 per mobile food establishment unit. The minimum parking requirements for a Reception Hall is 1 per 2 seats.

The "IDZ-2" base zoning district reduces parking requirements by fifty (50) percent.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "I-1" General Industrial District 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 Zoning: "IDZ-2" Medium Intensity Infill Development Zone Allows rezoning requests up to 50 units per acre and uses permitted in "C-2" and "O-1.5". All approved uses 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.

The proposed "IDZ-2" would allow for with uses permitted in "C-2" Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Midtown Regional Center and is within ½ a mile from the New Braunfels Avenue Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Midtown Area Regional Center Plan, adopted June 6, 2019, and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "IDZ-2" base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find 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. There is "IDZ" Infill Development Zones, "IDZ-2" Medium Intensity Infill Development Zones, "C-2" Commercial District, "C-3" General Commercial District, and "I-1" General Industrial District within proximity to the subject property.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall is also appropriate. The area is comprised of commercial uses, making the proposal consistent with the mixed uses in the area. The prescribed site plan would prevent expansion of the building footprint and deviation from the approved document could potentially warrant additional council consideration.
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 objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Relevant Goals and Policies of the Midtown Area Regional Center Plan may include:

- Goal 1: Preserve the Midtown Area's Distinct Character
- Goal 4: Support Unique, Mixed Activity Areas
- Goal 7: Stimulate a Thriving Economy
- Goal 10: Pursue Transformative Projects
- Goal 11: Grow Unique Destinations

6. **Size of Tract:** The 0.358-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.