



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 3, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
Z-2023-10700243

**SUMMARY:**

**Current Zoning:** “I-1 RIO-4 AHOD” General Industrial River Improvement Overlay 4 Airport Hazard Overlay District, “I-1 H RIO-4 MC-1 AHOD” General Industrial Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 RIO-4 MC-1 AHOD” General Industrial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and acquired “UZROW” Unzoned Right-of-Way

**Requested Zoning:** “IDZ-3 RIO-4 AHOD” High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 H RIO-4 MC-1 AHOD” High Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 RIO-4 MC-1 AHOD” High Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 MC-1 AHOD” High Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, and “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 3, 2023

**Case Manager:** Mark Chavez

**Property Owner:** Kenedy Junction, Ltd.

**Applicant:** Kenedy Junction, Ltd. Kenedy Junction, Ltd.

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 2000 block of South St. Mary's Street, 207 Roosevelt Avenue and 303 Mission Road

**Legal Description:** 2.5 acres out of NCB A20 and 0.3131 acres out of NCB 2987

**Total Acreage:** 2.8131

### **Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park and Lavaca

**Applicable Agencies:** Parks Department, Office of Historic Preservation, World Heritage Office

### **Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District.

### **Code & Permitting Details:**

There is no relevant 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 flood plain

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

**Direction:** North

**Current Base Zoning:** C-3NA CD, UZ ROW, RM-4

**Current Land Uses:** Brackenridge High School, Railroad, Industrial Warehouses

**Direction:** East

**Current Base Zoning:** "IDZ-2" for uses permitted in C-2 and food product & wine storage, "MF-33"

**Current Land Uses:** Warehouse, Multi-Family Apartments Warehouse, Multi-Family

**Direction:** South

**Current Base Zoning:** C-2, R-6

**Current Land Uses:** Roosevelt Park, Hardware Store

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** San Antonio River Flood Control Outlet Park

**Overlay District Information:**

The "RIO-\_\_\_" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. 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. The \_\_\_\_\_ Historic District, is an overlay district which was adopted in \_\_\_\_\_. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. The "MC-1" Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

**Special District Information**

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay district. Typically, IDZ gives flexibility to parking requirements, lot sizes and setbacks.

**Transportation**

**Thoroughfare:** South St. Mary's Street

**Existing Character:** Principal

**Proposed Changes:** None known.

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Principal

**Proposed Changes:** None known.

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

**Routes Served:** 34, 42 & 242.

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** The minimum parking requirements are subject to Sec. 35-526.

"IDZ-3" waives the minimum parking requirement by 50%

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing 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 vehicle sales, service, and storage.

Proposed Zoning: "IDZ-3" High Intensity Infill Development Zone 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.

The "IDZ-3" base zoning will permit uses in "C-3" General Commercial District.

**FISCAL IMPACT:**

None

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

The subject property is located within the Downtown Regional Center and 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 approval criteria below.

- 1. Consistency:** The subject property is located within the SA Tomorrow Downtown Area Regional Center Plan, adopted December 2019, and is currently designated as "Urban Mixed Use" in the future land use component of the plan. The requested "IDZ-3" 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 rezoning is consistent with the established development pattern of the surrounding area. Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is consistent with the established development pattern of the surrounding area.
- 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-3" High Intensity Infill Development Zone with uses permitted in "C-3" General Commercial District is also appropriate for the property and surrounding area and constitutes a down zoning from the current intense "I-1" General Industrial District. The commercial aspect of the proposed rezoning is also consistent with the established development pattern in the area.

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 SA Tomorrow Downtown Area Regional Center Plan. Relevant goals include: - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors. - GCF Goal 2: Priority growth areas attract jobs and residents. - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents. - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods. - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors. - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services, and entertainment amenities in close proximity to housing and where appropriate. - GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers, and primary transit corridors to determine areas that could be converted to residential or mixed use. The request does not appear to conflict with any public policy.

Relevant Goals and Objectives of the SA Tomorrow Downtown Area Regional Center Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
  - GCF Goal 2: Priority growth areas attract jobs and residents.
  - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors.
  - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services, and entertainment amenities in close proximity to housing and where appropriate.
  - GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers, and primary transit corridors to determine areas that could be converted to residential or mixed use.
6. **Size of Tract:** The 2.8131-acre site is of sufficient size to accommodate the proposed commercial development.
  7. **Other Factors:** All four parcels are designated in the RIO-4 district. One of the four parcels is located within the Mission Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. On November 16, 2021, OHP issued approval

to demolish the structure at 703 Lone Star, the gray warehouse at the northeast corner of the property. The applicant intends to rezone to “IDZ-3 High Intensity Infill Development District to accommodate professional offices, and various commercial uses, such as food trucks and outdoor recreation.

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