

ZONING CASE: Z2004-219

City Council District NO. 1

Requested Zoning Change

From: I-2 RIO-2, C-3 RIO-2 TO: IDZ RIO-2

Date: November 18, 2004

Scale: 1" = 300'

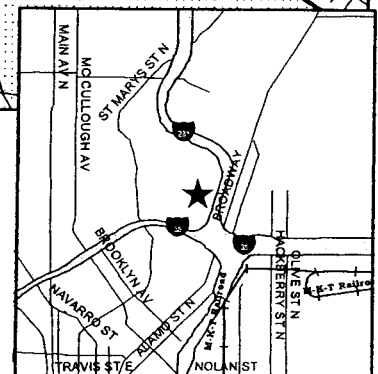
Subject Property

200' Notification

A-2
p.617



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(A.Z.)



CASE NO: Z2004219

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: October 05, 2004

Council District: 1

Ferguson Map: 617 A2

Appeal: No

Applicant:

Owner:

Ken Halliday, Rio Perla Properties, L. P.

Rio Perla Properties, L. P.

Zoning Request:

From I-2 RIO-2 Heavy Industrial District River Improvement Overlay 2 and C-3 RIO-2 Commercial District River Improvement Overlay 2 to IDZ RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in C-3 General Commercial District, MF-50 Multi-Family District, D Downtown District and the following additional uses:

1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property

21.448 acres out of NCB 962, 968, 970, 973, 975, 14164

Property Location:

312 Pearl Parkway

An area generally bound by East Grayson Street to the north, US Highway 281 to the east, Newell Avenue to the south, and the San Antonio River to the west.

Proposal:

To allow for commercial, residential and retail use

Neighborhood Association:

Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neighborhood Plan:

Tobin Hill Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required for IDZ

Staff Recommendation:

Approval. The request does not conform to the Tobin Hill Neighborhood Plan. The land use plan recommends industrial uses at this location. The Tobin Hill Neighborhood Plan, adopted in 1987, may be considered in evaluating this rezoning request, however the Zoning Commission did not need to make a finding of consistency in this case. Conditions in the area have changed since the plan was adopted in 1987 including a major public investment in improving the San Antonio River corridor and the redevelopment of properties along the Broadway corridor. Page 12 of the Tobin Hill Neighborhood Plan indicates, "Provide for major development activity along the San Antonio River Corridor Linear Park, with respect to river scale and project relationships to the setting." The uses outlined in the rezoning application, although quite varied in nature, represent a downzoning from the existing I-2 zoning and are complimentary to the public and private redevelopment initiatives in the vicinity. The purpose for an Infill Development Zone (IDZ) is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. The subject property had been an operational brewery from August 8, 1884 until April 12, 2001 and now is vacant. The area surrounding the subject property is a mixture of residential, commercial, and industrial uses. Given the existing mixed-use development pattern in the area, and the subject property's unique location, the requested zoning and proposed infill development is appropriate for and suitable to the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2004219

ZONING CASE NO. Z2004219 – October 5, 2004

Applicant: Ken Halliday, Rio Perla Properties, L. P.

Zoning Request: "I-2" RIO-2 Heavy Industrial District River Improvement Overlay 2 and "C-3" RIO-2 Commercial District River Improvement Overlay 2 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay 2 with uses permitted in "C-3" General Commercial District, "MF-50" Multi-Family District, "D" Downtown District and the following additional uses:

1. Beverage manufacture or microbrewery (alcohol or non-alcohol) and water distillation, purification and bottling.
2. Fabrication and manufacturing of artisan goods and products including furniture, cabinetry, wood products, metalwork and metal products, bread, candy and other food products, leather products, clothing, glass and tile.
3. The fabrication and manufacturing of prototypes developed or conceived by any college, university, trade school, institute or other educational facility located on the property.

Bill Shown, representing Hixon Properties, stated they have been working with the owner of the property for approximately 2 years to help develop the property. He stated they intent is to keep and maintain the all the historic buildings. They are proposing to develop for commercial/retail and some residential use.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Tobin Hill Neighborhood Association and Tobin Hill Residents Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on 21.448 acres out of NCB 962, 968, 970, 973, 975, and 14164 at 312 Pearl Parkway.
2. There were 48 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

Z2004219

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM**

TO: Eric Dusza, Development Services Department

FROM: Ann Benson McGlone, Historic Preservation Officer

COPIES: Roderick Sanchez, Assistant Director; File

SUBJECT: Zoning Case Z2004219

DATE: September 20, 2004

The property located encompassing the former Pearl Brewery and the surrounding properties are currently zoned "I-2 RIO-2", General Industrial District, River Improvement Overlay District and "C-3 RIO-2" Commercial District, River Improvement Overlay District. The applicant's request is to rezone the property to "IDZ RIO-2" Infill Development Zone with the uses of MF-50, C-3, and other uses as indicated in the application to permit the redevelopment of the property.

The Historic Preservation staff recommends approval of this request. The purpose of the River Improvement Overlay District is to establish regulations to protect, preserve, and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The specific design objectives for the "RIO-2" are to encourage high-density, mixed-use developments as an extension of the downtown core, encourage neighborhood and cultural tourism oriented uses as well as those that provide additional housing for downtown workers, and enhance the pedestrian experience. The proposed zoning will enable the owners to develop this property and meet the objectives of the River Improvement Overlay Ordinance.



Ann Benson McGlone
Historic Preservation Officer