

AN ORDINANCE 2008-05-15-0420

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of a 22.39 acre tract of land out of Lot 17, NCB A-17 from "H I-2 RIO-4" Heavy Industrial Historic District, River Improvement Overlay District-4 to "H IDZ RIO-4" Infill Development Zone Historic District, River Improvement Overlay District-4 with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District with the following additional uses: bar, beer garden, microbrewery and hotel.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on May 25, 2008.

PASSED AND APPROVED this 15th day of May 2008.

[Handwritten Signature]
MAYOR

ATTEST: *[Handwritten Signature]*
City Clerk

APPROVED AS TO FORM: *[Handwritten Signature]*
City Attorney
For



Agenda Voting Results - Z-13

Name:	Z-13						
Date:	05/15/2008						
Time:	07:14:50 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2008130 (District 5): An Ordinance changing the zoning district boundary from "H I-2 RIO-4" Heavy Industrial Historic District River Improvement Overlay District-4 to "H IDZ RIO-4" Infill Development Zone Historic District River Improvement Overlay District-4 with uses permitted in "MF-40" Multi-Family District and "C-2" General Commercial District with the following additional uses: bar, beer garden, microbrewery and hotel on a 22.39 acre tract of land out of Lot 17, NCB A-17, 600 Lone Star Boulevard as requested by B. Knightly Development & Construction, Applicant for Newell Commercial Property, L. P., Owner. Staff and Zoning Commission recommend approval.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor	x					
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5		x			x	
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7	x					
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				



**CITY OF SAN ANTONIO
Request for Council Action**

Agenda Item # Z-13
Council Meeting Date: 5/15/2008
RFCA Tracking No: R-3191

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 5

SUBJECT:
Zoning Case Z2008130

SUMMARY:

From "H I-2 RIO-4" Heavy Industrial Historic District River Improvement Overlay District-4 to "H IDZ RIO-4" Infill Development Zone Historic District River Improvement Overlay District-4 with uses permitted in "MF-40" Multi-Family District and "C-2" General Commercial District with the following additional uses: bar, beer garden, microbrewery and hotel.

BACKGROUND INFORMATION:

Zoning Commission Meeting Date: April 15, 2008

Applicant: B. Knightly Development & Construction
Owner: Newell Commercial Property, L. P.

Property Location: 600 Lone Star Boulevard

A 22.39 acre tract of land out of Lot 17, NCB A-17

South side of Lone Star Boulevard between Probandt Street and Mission Road.

Proposal: To allow a Mixed Use Development

Neighborhood Association: Roosevelt Park Neighborhood Association is within 200 feet.

Neighborhood Plan: South Central San Antonio Community Plan.

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

ISSUE:

This property is located within a River Improvement Overlay District. On April 9, 2008, the San

Antonio River Commission reviewed the zoning request and recommended approval.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing industrial zoning district, limiting future land use to those of an industrial nature and prohibiting the proposed mixed use development.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval.

The requested Infill Development Zone is consistent with the land use designation identified in the South Central San Antonio Community Plan. The Plan identifies future land uses as Mixed Use land use.

This property is located within a River Improvement Overlay District. On April 9, 2008, the San Antonio River Commission reviewed the zoning request and recommended approval.

The zoning request to allow a mixed use development conforms to the land use plan of the South Central San Antonio Community Plan. The 22.39 acre site is occupied by a vacant industrial building and is situated on the south side of Lone Star Boulevard, which is located between Probandt Street and Mission Road, just south of Downtown. The property was utilized as a brewery (Lone Star) for many years. The site is within 200 feet of the Roosevelt Park Neighborhood Association and within the South Central San Antonio Community Plan. The surrounding zoning consists of "I-2" H RIO 4 Heavy Industrial Historic District and River Improvement Overlay District-4 to the west, "I-1" RIO-4 General Industrial District and River Improvement Overlay District-4 to the south with "I-1" RIO-4 General Industrial Historic District and River Improvement Overlay District-4 across Lone Star Boulevard to the north. The San Antonio River is located east of the property. Although the Community Plan does not discourage a mixed use development from locating in the area, the plan will support "C-2" Commercial District plus: bar, beer garden, microbrewery and hotel. 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. Given the subject property's unique location, the requested zoning and proposed infill development is appropriate and suitable to the area.

The "IDZ" Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The purpose of the "RIO" River Improvement Overlay Districts 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 San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of six geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the southern city limits.

ATTACHMENT(S):

File Description	File Name
Zoning Commission Minutes	Z2008130.pdf
Zoning Map	Z2008130.pdf
Voting Results	
Ordinance/Supplemental Documents	200805150420.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager

Z2008130

EXHIBIT "A"
22.39 ACRES
OUT OF LOT 17, NCB A-17

STATE OF TEXAS
COUNTY OF BEXAR

Field notes for a 22.39 Acre tract of land out of Lot 17, New City Block A-17, Lone Star Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9510, Page 143, Deed and Plat records of Bexar County, Texas. Said 22.39 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a one half inch steel pin set on the south right-of-way line of Lone Star Blvd. for the northeast corner of the herein described 22.39 acre tract and being the northeast corner of Lot 17, New City Block A-17, Lone Star Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9510, Page 143, Deed and Plat records of Bexar County, Texas.

THENCE departing the south right-of-way line of Lone Star Blvd. and partially with the east line of the aforesaid Lot 17, also being the west line of the San Antonio river the following eighteen calls; South 03° 03' 04" West, a distance of 32.99 feet to a one half inch steel pin found for an angle point; South 34° 50' 03" East, a distance of 125.00 feet to a Monument found for an angle point; South 58° 08' 25" West, a distance of 2.08 feet to a one half inch steel pin found for an angle point; South 48° 45' 37" West, a distance of 207.40 feet to a one half inch steel pin set for an angle point; South 42° 45' 31" West, a distance of 85.75 feet to a one half inch steel pin set for an angle point; South 39° 48' 44" West, a distance of 84.80 feet to a one half inch steel pin set for an angle point; South 25° 39' 26" West, a distance of 73.31 feet to railroad spike found for an angle point; South 16° 27' 45" West, a distance of 83.42 feet to a railroad spike found for an angle point; South 02° 51' 56" West, a distance of 175.62 feet to a capped one half inch steel pin found for an angle point; South 09° 06' 06" West, a distance of 119.42 feet to a one half inch steel pin found for an angle point; South 23° 26' 53" West, a distance of 47.55 feet to a one half inch steel pin found for an angle point; South 24° 12' 09" West, a distance of 40.77 feet to a one half inch steel pin found for an angle point; South 38° 21' 18" West, a distance of 68.54 feet to a one half inch steel pin found for an angle point; South 53° 03' 09" West, a distance of 83.63 feet to a one half inch steel pin found for an angle point; South 54° 30' 45" West, a distance of 62.57 feet to a one half inch steel pin found for an angle point; South 60° 19' 29" West, a distance of 29.36 feet to a one half inch steel pin found for an angle point; South 73° 12' 54" West, a distance of 57.86 feet to a one half inch steel pin found for an angle point and South 39° 36' 53" West, a distance of 19.96 feet to a one half inch steel pin found for the southeast corner of this tract and being the southeast corner of the aforesaid Lot 17.

THENCE with the south line of this tract and being the south line of Lot 17, North 86° 19' 06" West, a distance of 543.76 feet to a one half inch steel pin set for the southwest corner of the herein described 22.39 acre tract.

EXHIBIT A

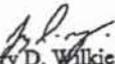
Z2008130

THENCE with the west line of this tract the following two calls; North 08° 28' 26" East, a distance of 402.32 feet to a one half inch steel pin set for a corner of this tract and North 08° 39' 01" East, a distance of 824.16 feet to a one half inch steel pin set on the south right-of-way line of Lone Star Blvd. for the northwest corner of the herein described tract.

THENCE with the south right-of-way line of Lone Star Blvd., South 81° 31' 23" East, a distance of 942.92 feet to the place of the BEGINNING.

I, Jerry D. Wilkie, Jr., hereby certify that these field notes were prepared from an actual survey made on the ground on June and July, 2007.

Reference is hereby made to an 24" x 36" Survey Drawing that accompany these Field Notes.


Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor No. 4724
Job Number 2007436





Zoning Case Notification Plan

Case Z-2008-130

Council District 5

Scale: 1" approx. = 300'

Subject Property Legal Description(s): Lot 17 - NCB A-17 - Block 000

Legend

- Subject Property (22.39 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(3/31/2008)



Lone Star Brewery
San Antonio, TX

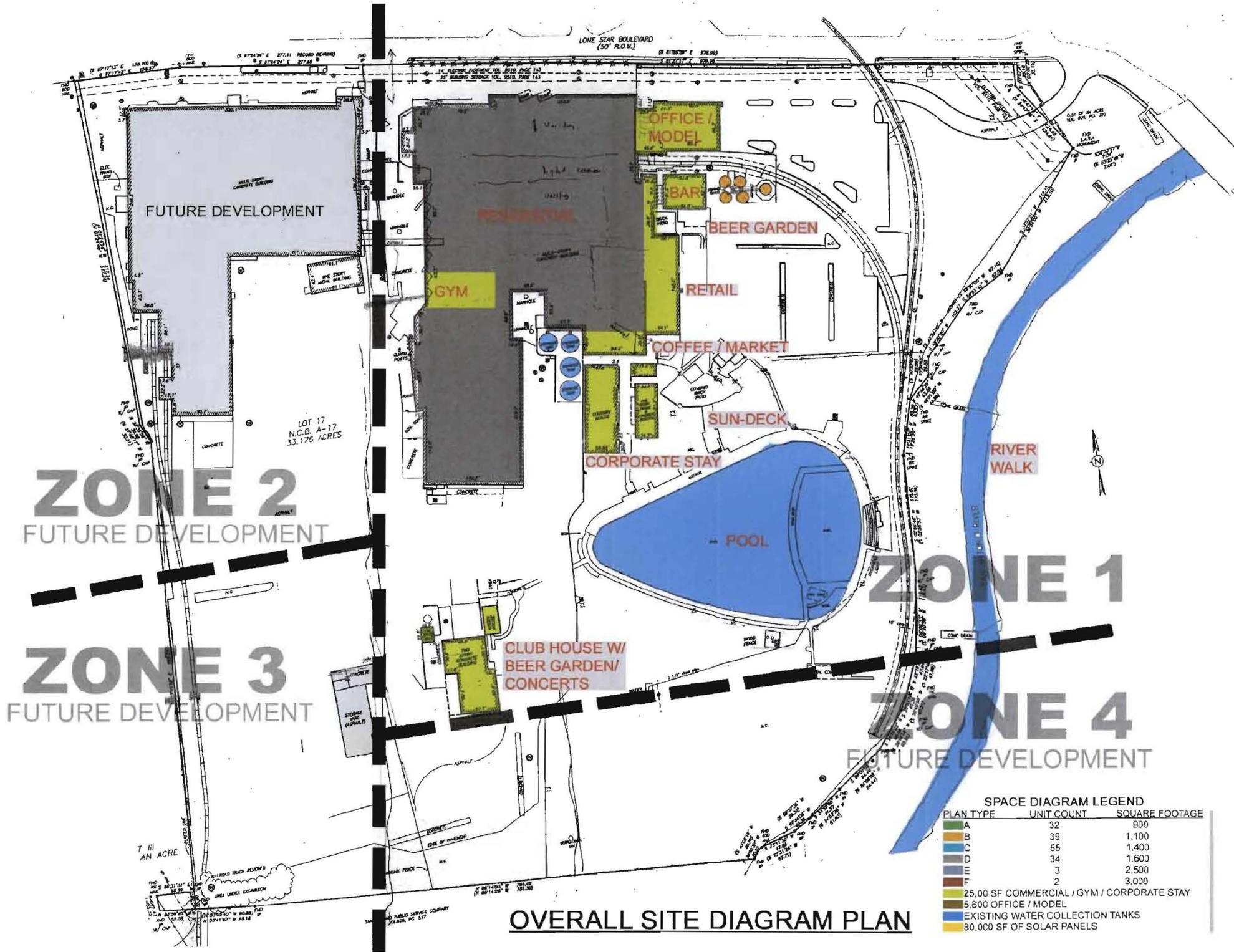
*An infill, adaptive reuse, mixed-use masterplan located on the
San Antonio River in downtown San Antonio, TX.*

Presented by:

**Mark Tolley & James Austin to the
San Antonio City Council on May 15, 2008**

B. Knightly Development & Construction, LLC

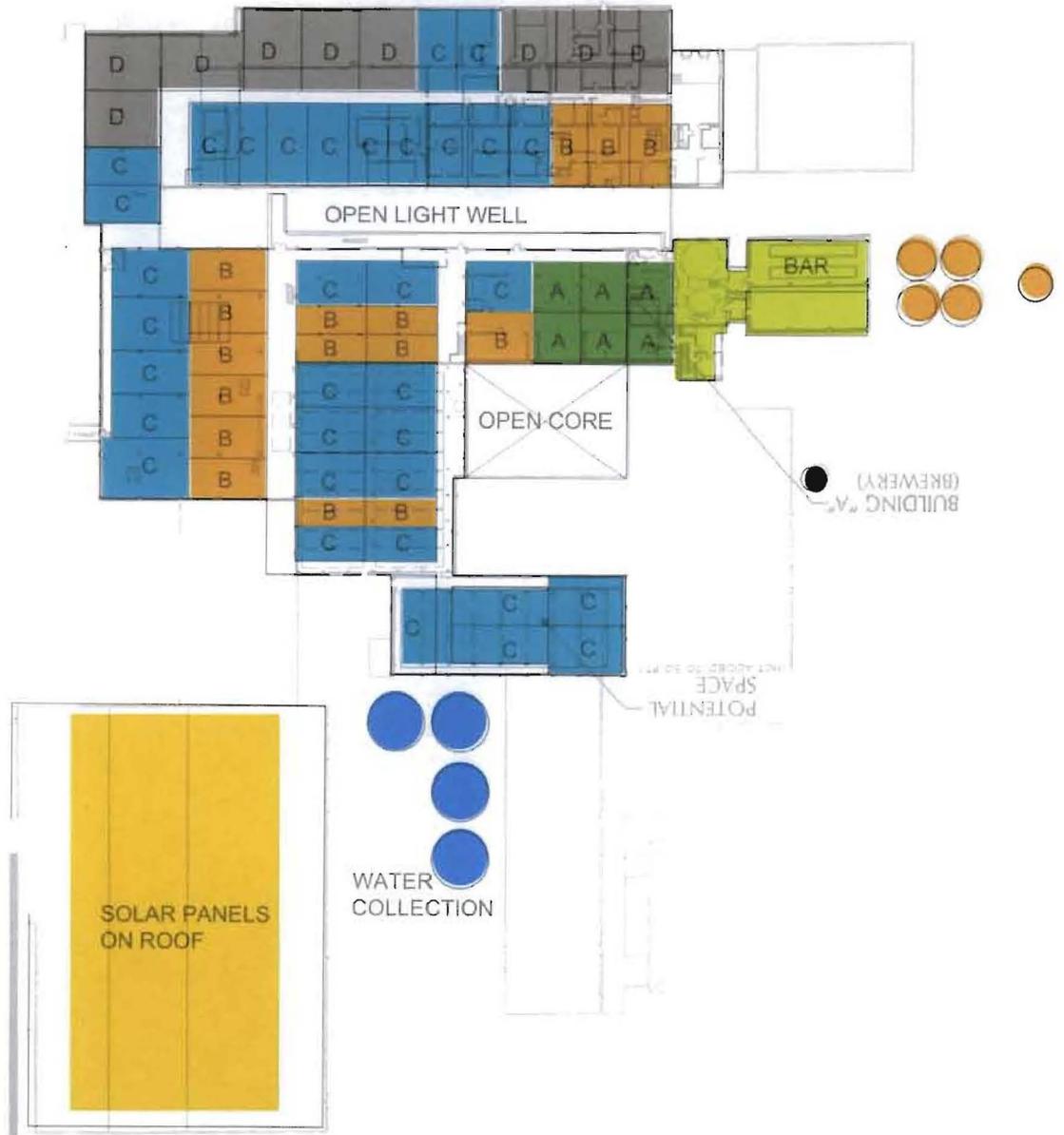
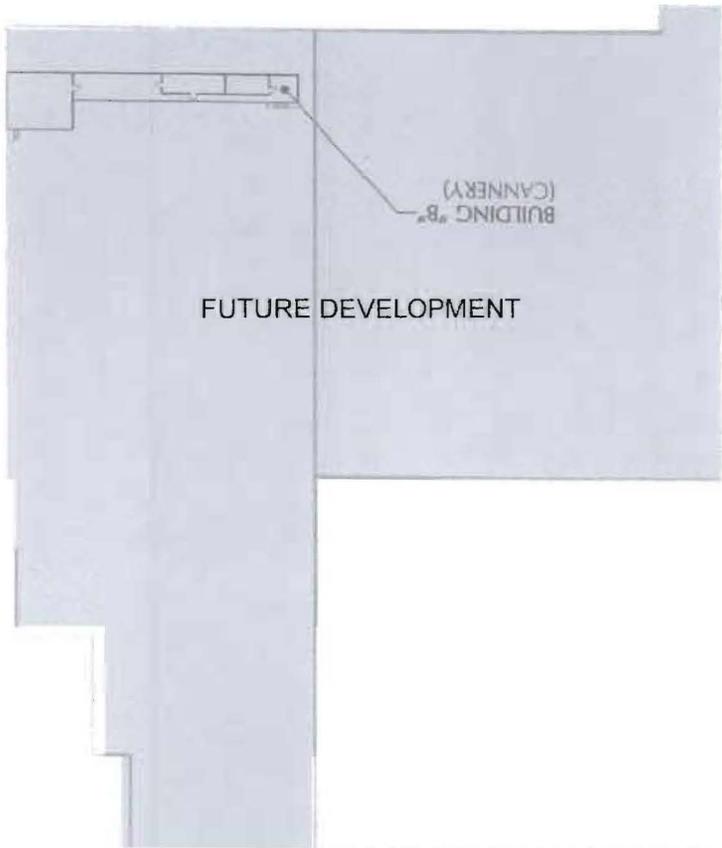




OVERALL SITE DIAGRAM PLAN

SPACE DIAGRAM LEGEND

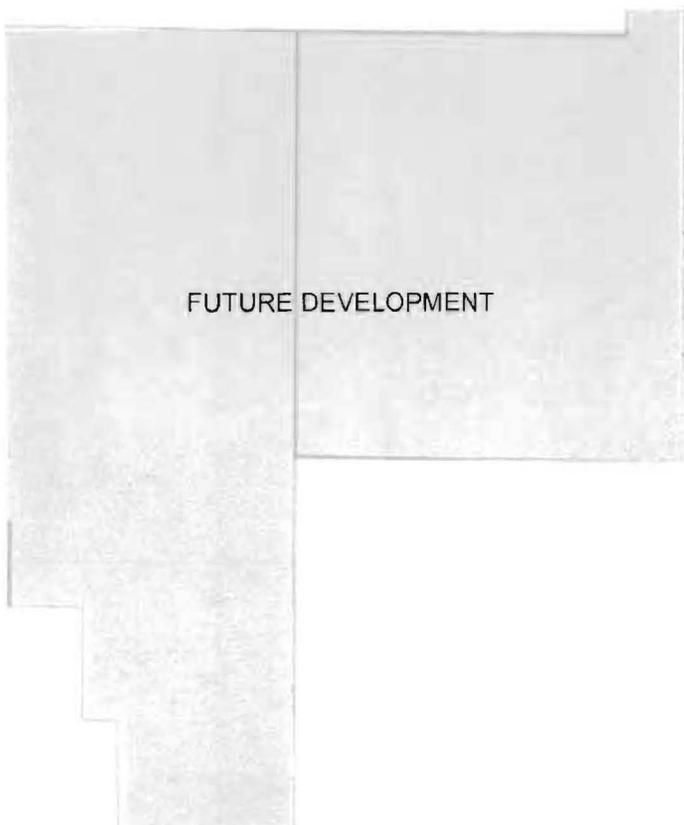
PLAN TYPE	UNIT COUNT	SQUARE FOOTAGE
A	32	900
B	39	1,100
C	55	1,400
D	34	1,600
E	3	2,500
F	2	3,000
25,00 SF COMMERCIAL / GYM / CORPORATE STAY		
5,600 OFFICE / MODEL		
EXISTING WATER COLLECTION TANKS		
80,000 SF OF SOLAR PANELS		



SPACE DIAGRAM LEGEND

PLAN TYPE	UNIT COUNT	SQUARE FOOTAGE
A	32	900
B	39	1,100
C	55	1,400
D	34	1,600
E	3	2,500
F	2	3,000
25,00 SF COMMERCIAL / GYM / CORPORATE STAY		
5,600 OFFICE / MODEL		
EXISTING WATER COLLECTION TANKS		
80,000 SF OF SOLAR PANELS		

SECOND FLOOR DIAGRAM PLAN

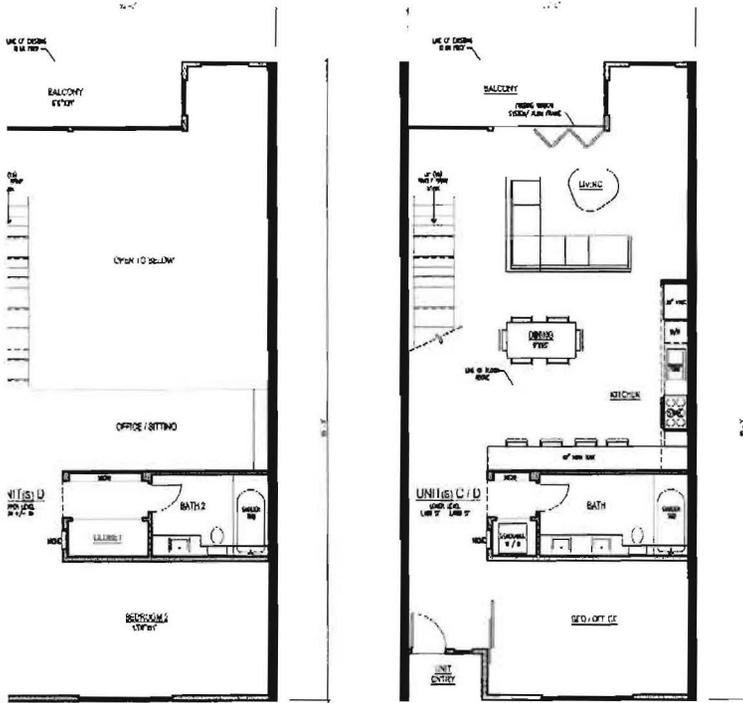


SPACE DIAGRAM LEGEND

PLAN TYPE	UNIT COUNT	SQUARE FOOTAGE
A	32	900
B	39	1,100
C	55	1,400
D	34	1,600
E	3	2,500
F	2	3,000
25,00 SF COMMERCIAL / GYM / CORPORATE STAY		
5,600 OFFICE / MODEL		
EXISTING WATER COLLECTION TANKS		
80,000 SF OF SOLAR PANELS		

THIRD FLOOR DIAGRAM PLAN

LONE STAR LOFTS
"A SUSTAINABLE DESTINATION"



SECOND LEVEL FLOOR PLAN

ENTRY LEVEL FLOOR PLAN

ELEMENTS OF FLOOR PLANS INCLUDE:

- + FLOOR PLANS WILL BE OPEN FLOOR PLANS THAT ARE MODULARIZED TO ACCOMMODATE ANY FOOTPRINT DIMENSION
- + USING EXISTING BUILDING AS AESTHETIC SHELL
- + MINIMAL NEW WALLS IN FLOOR PLANS / GALLERY SPACE
- + OPERABLE PANEL DOORS OR BALCONIES
- + DOUBLE VOLUME CEILING IN LIVING WHERE APPLICABLE
- + STACKABLE WASHER / DRYER

ELEMENTS OF SITE PLAN:

- + PHOTOVOLTAIC, OCCUPIABLE GREEN-ROOF, AND WATER COLLECTION SYSTEMS
- + PET FRIENDLY DOG PARK
- + GYM
- + COFFEE BAR / MARKET / RETAIL
- + BEER GARDEN
- + SUN-DECK ADJACENT TO POOL
- + JOGGING TRAIL
- + RIVER WALK LINK
- + GOLF RANGE
- + MUSIC VENUE



STREET FACE



INTERIOR LIVING STREETScape



PUBLIC BEER GARDEN

INTERIOR LIVING
STREETSCAPE

STREET FACE

LIVING SILOS

DOUBLE VOLUME
SPACE WILL HOUSE
TWO-STORY UNIT

MURALS AS
HISTORICAL FOCUS

BONES OF THE
CLUB HOUSE

GREEN-HOUSE AS
BEER GARDEN
ADJACENT TO
CLUB-HOUSE



MODM

LONE STAR LOFTS
 SAN ANTONIO, TEXAS





Stone Star
Brewery 1921 (Est. 1883)

Municipal
Auditorium 1927

Japanese
Sunken Gardens 1930

Lone Star Brewery
Est. 1893

Joe Winwood Gallery
1974

Robert O. Brown Administration
1978

Palace of the
Legation

International
Exposition 1910

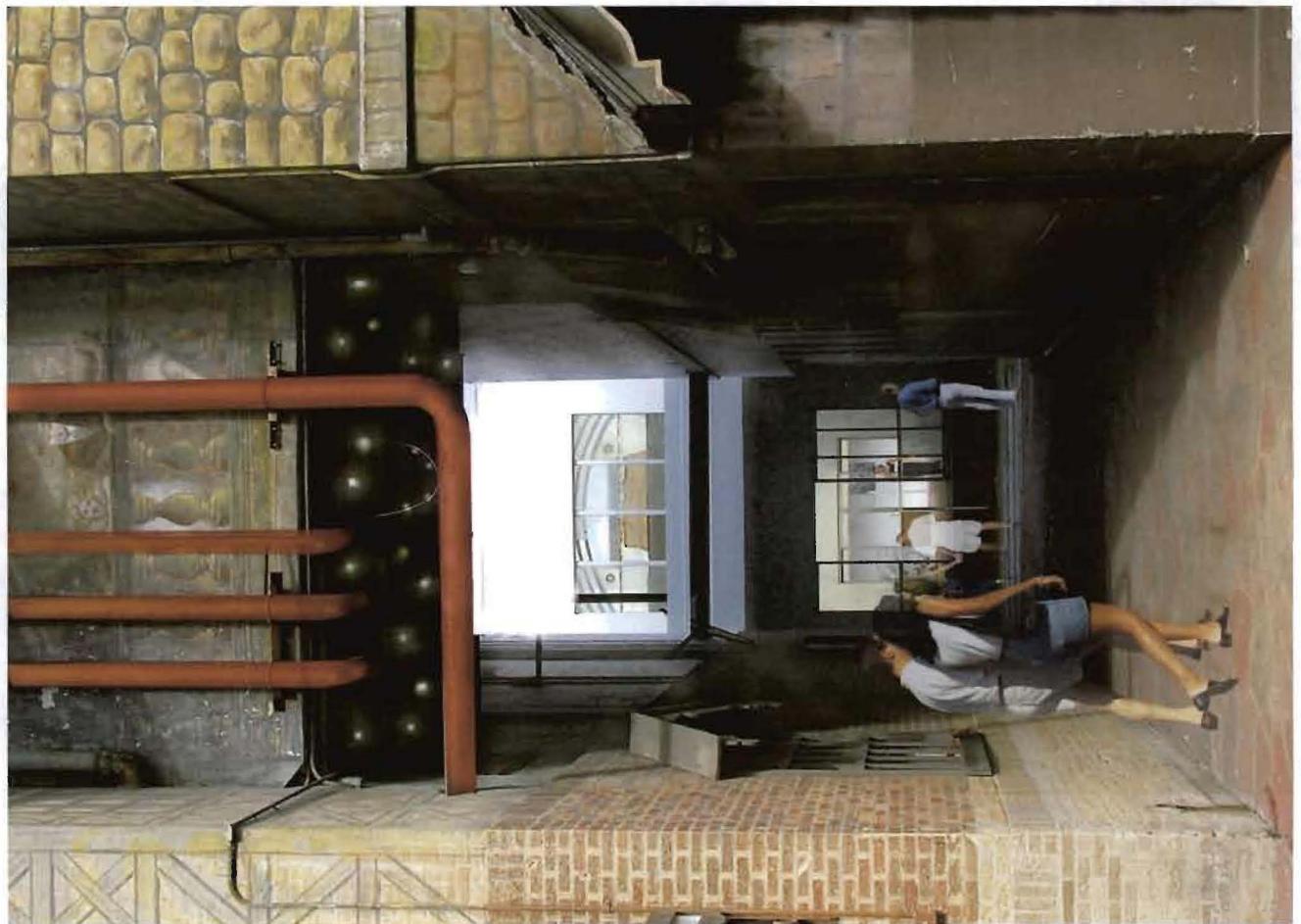
Sam Houston
Society 1955

Smith Young Tower
1929

The Flood
1921

Capistrano
(1756)





Project Overview

The Lone Star Lofts will be an infill, adaptive reuse, mixed-use masterplan located on the San Antonio River in Downtown San Antonio, Texas. In its entirety, the Project will consist of 745 for-sale residential condominiums, multi-family rental units, and 36,500 square feet of commercial/retail space directly abutting the Mission Trail Extension of the San Antonio River Walk. A majority of Phase 1 will be built in and around the 1951 vintage Lone Star Brewery complex. The project's architectural theme will predominantly utilize Texas Modernist & industrial motifs, emphasizing materials and finishes that are inherent to the "green" reutilization of heavy industrial structures. Initial Environmental testing has commenced with a Phase 1 Environmental Report through EDL Engineering. The Final Report came back with a "no further action" letter, and did not recommend a Phase 2 study.



Phase 1 of the Lone Star Brewery will consist of an adaptive reuse conversion to 180 units of for-sale urban residential, with commercial, retail, hotel and office components (all approved uses under San Antonio's urban infill IDZ Zoning). The project will be gate guarded, and will have amenities unparalleled by any current adaptive-reuse projects in central San Antonio. The main Brewery building will house a majority of the residential units, along with 5,600 square feet of Class A office space, three restaurant/commercial spaces, a coffee house, and a 24 unit executive stay boutique hotel. Additionally, Pabst Brewing, the present owner of the Lone Star Beer brand, is in negotiations to re-open the Lone Star tasting room in the historic "Hall of Horns."

The site will also have a host of unusual amenities including German beer gardens, a "bodega" style coffee house, restored historic murals (existing, and detailing San Antonio's storied past thru to the Breweries closing), mature Pecan groves, and considerable private open space- a rarity in infill urban housing. In addition, there is an Olympic size swimming pool, with an adjacent 2 acre lake, and over 1,100 linear feet of frontage on the San Antonio River (Mission Reach Section). The lake, natatorium and children's pool will be surrounded by a refurbished boardwalk, bandstand, and gardens – all existing, and to be fully refurbished.



The residential component will be comprised of a varied mix of high-clearance "soft loft" style residential units, with clean modernist architecture and upper-end fixtures and finishes. Residences will range from traditional flats to multi-story Townhomes. Penthouse units, with large external decks and unobstructed city views (4th & 5th Floors) will also be available for the discriminating buyers. Units will have internal 14 to 18 foot clear ceilings, many with internal mezzanine living spaces. All structures will be comprised of either Type 1 concrete or new metal stud framing, with new dual pane high efficiency windows (conceptual space plans are attached), and green LEED certified construction .

The unit mix will consist of the following:

Project Mix	Total Units	Total Net SF	Average Unit Size
A	40	31,500	900
B	45	44,000	1,100
C	50	70,000	1,400
D	40	62,000	1,550
E	3	7,500	2,500
Penthouse	2	6,000	3,000
Total Residential	180	221,000	1,300
Office- Shell	1	5,699	5,699
Commercial- Shell	9	24,993	2,777
Subtotal	190	251,692	1,398
Parking	300		Parking Ratio 1.75:1
Guest Parking	43		

The distinctive design characteristics are as follows:

1. Five-story Type I heavy industrial Art Deco structure with unrestricted views of both the San Antonio River and the Downtown San Antonio skyline.
2. "Smart Growth" LEED Certified Adaptive Reuse of Historic Brewery structure, with green design principles and sustainable construction methods incorporated wherever feasible.
3. Incorporation of the myriad of historic amenities into the project plan, which will emphasize the building's past grandeur, while celebrating the new "Dwell" style modernist design elements.
4. Extensive waterscaping utilizing the 2 acre lake, existing natatorium, artificial streams and fountains in the heart of the water park that made the Brewery famous to old San Antonio residents.
5. Unit designs that accentuate high clear ceilings, polished concrete floors, over-sized windows and vintage architectural elements throughout the complex.
6. Rainfall collection systems utilizing the existing stainless steel brewery silos. All necessary water and sewer lines are oversized for projected usage, and existing on site.
7. Extensive use of photovoltaic (PV) solar collection panels for electricity. Builder is in negotiations with CPS for a possible co-investment by the San Antonio Utility Company.

