



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700019

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and one (1) dwelling unit

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Agua Verde Enterprises, Inc

Applicant: Agua Verde Enterprises, Inc

Representative: Agua Verde Enterprises, Inc

Location: 212 Virginia Boulevard

Legal Description: the east 29.1 feet of Lot 1, Block 7, NCB 649

Total Acreage: 0.0466 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Waste Management

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “L” First Manufacturing District. The property was rezoned by Ordinance 79329, dated December 16, 1993, to “I-1” Light Industrial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, “I-1” Light Industrial District converted to the current “I-1” General Industrial District.

Code & Permitting Details:

Demolition Permit (DEM-DEM-PMT23-39200574) January 2023

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “I-2”

Current Land Uses: Single-Family Dwellings, Warehousing

Direction: East

Current Base Zoning: “I-1”, “I-2”

Current Land Uses: Vacant, Warehousing

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Vacant, Single-Family Dwellings

Direction: West

Current Base Zoning: “I-1”, “MF-18”

Current Land Uses: Food Service Establishments, Single-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:

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

Transportation

Thoroughfare: Virginia Boulevard

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Hoefgen Avenue

Existing Character: Collector

Proposed Changes: None known

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

Routes Served: 26, 28, 30, 230, 225

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 minimum parking requirement for 1 dwelling unit is 1 space per unit. The minimum parking requirements for commercial uses can be found at Unified Development Code, Table 526-3b.

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-1" Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in "C-1" and "O-1". 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 "IDZ-1" is for uses permitted in "C-1" Light Commercial District and one (1) dwelling unit.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Downtown Regional Center but is not within ½ a mile from 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 Downtown Area Regional Center Plan adopted in 2019 and is currently designated as “Employment/Flex Mixed Use” in the future land use component of the plan. The requested “IDZ-1” 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. Properties surrounding the subject area are zoned “I-1” General Industrial District, “I-2” Heavy Industrial District and “MF-18” Limited Density Multi-Family District.
- 3. Suitability as Presently Zoned:** The existing “I-1” Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial District and one (1) dwelling unit is appropriate. The intent of the zoning is for a live-work development. Given the mix of industrial and residential uses in the area, the proposed zoning and use aligns with surrounding properties. The request would be a downzone from the current “I-1” designation, reducing the potential for industrial encroachment into an established residential neighborhood. The site plan prescribed by the “IDZ” base zoning designation will regulate various development aspects and deviation from the approved document could warrant additional City Council consideration. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.
- 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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - JEC P23: Attract a skilled and educated workforce by providing a greater diversity of employment opportunities in targeted industries.
 - JH P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes, and prices.

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

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

- Goal 1: Preserve and Enhance Downtown's Authenticity
- Goal 4: Diversify the Mix of Uses in the Downtown Core
- Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

6. **Size of Tract:** The 0.0466-acre site is of sufficient size to accommodate the proposed mixed-use development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The applicant is proposing one (1) dwelling unit.

The city may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load Trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25, and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA, or property management may call the Solid Waste Management Department to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.