



City of San Antonio

Agenda Memorandum

Agenda Date: May 15, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700038

SUMMARY:

Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and five (5) dwelling units and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Sabot Austin Street, LLC

Applicant: Sabot Austin Street, LLC

Representative: Patrick Christensen

Location: 1414 and 1416 Austin Street

Legal Description: Lot 17, Block 1, NCB 46

Total Acreage: 0.2960 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Government Hill Alliance
Neighborhood Association

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

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston Army Base, Solid
Waste Management

Property Details

Property History: The subject property was apart of the original 36 square miles of the City of San Antonio and zoned “E” Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “E” Office District converted to “O-2” High-Rise Office District. The property was rezoned by Ordinance 2010-11-04-0971, dated November 4, 2010 to “RM-5” Residential Mixed District. The portion of the property located at 1416 Austin St was rezoned by Ordinance 2018-05-17-0366, dated May 17, 2018 to “IDZ” Infill Development Zone with uses permitted in C-1. The portion of the property located at 1414 Austin was rezoned by Ordinance 2019-01-17-0063, dated January 17, 2019 to “IDZ” Infill Development Zone with uses permitted in C-1 and Five Dwelling Units.

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: IDZ, C-1

Current Land Uses: Alamo Colleges, Medical Office

Direction: East

Current Base Zoning: MF-18, RM-5

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

Direction: South

Current Base Zoning: RM-5, MF-18

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

Direction: West

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

Current Land Uses: 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) District provides 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: Austin Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: East Josephine 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 Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial uses can be found in the Unified Development Code, Table 526-3b.

"IDZ-1" waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "IDZ" Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels within a qualifying area of the city. Although this district still exists, it is no longer approved for new properties.

The current "IDZ" allows for uses permitted in "C-1" Light Commercial District and five (5) dwelling units.

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 proposed "IDZ-1" would allow for uses permitted in "NC" Neighborhood Commercial District.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Midtown Regional Center and is within ½ a mile from the New Braunfels Avenue Premium Transit Corridor and the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Eastside Community Area Plan, adopted in 2024, and is currently designated as "Urban Low Density Residential" 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. Surrounding properties are "IDZ-2" Medium Intensity Infill Development Zone and "IDZ" Infill Development Zone.
3. **Suitability as Presently Zoned:** The current "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and five (5) dwelling units and "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District are appropriate zonings for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted in "NC" Neighborhood Commercial District is also appropriate. The proposed "NC" Neighborhood Commercial uses align with the surrounding intensity of uses and is appropriately located on a corner lot, able to accommodate higher traffic. The site plan prescribed by the "IDZ-1" base zoning designation will regulate various development aspects and deviation from the approved document could warrant additional City 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. Relevant goals and objects of the Comprehensive Plan may include:

- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- 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 closer proximity to housing and where appropriate.

The request does not appear to conflict with any public policy. Relevant goals and objects of Eastside Community Area Plan may include:

- Goal 2: Employment and Opportunity
 - o There will be more employment and entrepreneurial opportunities easily accessible by local residents in the Eastside Community Area.
- Goal 4: Gathering Places
 - o Diverse retail establishments and services will be available, including familiar and traditional businesses that are relevant to existing residents.

6. **Size of Tract:** The subject property is 0.2960 acres, which could reasonably accommodate the commercial development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

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 request an assessment 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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There is a historic age structure present on this property. A 30-day review period may be required for demolition.

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.