



City of San Antonio

Agenda Memorandum

Agenda Date: November 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700256

SUMMARY:

Current Zoning: "IDZ H HS RIO-7D AHOD" Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District

Requested Zoning: "IDZ-1 H HS RIO-7D AHOD" Limited Intensity Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-1" Office District and Self-Service Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2024. This case was continued from November 5, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Mithril Holdings, LLC

Applicant: Mithril Holdings, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 1108 South Flores Street

Legal Description: Lots 3-7, Block A, NCB 2556

Total Acreage: 0.2961

Notices Mailed

Owners of Property within 200 feet: 65

Registered Neighborhood Associations within 200 feet: King William

Applicable Agencies: Office of Historic Preservation, Waste Management Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned “J” Commercial District. The property was rezoned by Ordinance 74924, dated December 9, 1991, to “B-3NA” Business Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “B-3 NA” Business District Nonalcoholic Sales was converted into “C-3 NA” General Commercial District Nonalcoholic Sales. The property was rezoned by Ordinance 2017-08-03-0533, dated August 3, 2017, to “IDZ” Infill Development Zone with uses permitted in “MF-18” Limited Density Multi-Family District.

Code & Permitting Details:

COM-PRJ-APP24-39801714– Commercial Project Application – July 2024

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: IDZ, RM-4, C-3, MF-25 IDZ

Current Land Uses: Barber Shop, Retail, Multi Family, Bank, Steel Manufacturing

Direction: South

Current Base Zoning: C-1 IDZ, RM-4, IDZ, HS, C-3NA

Current Land Uses: Multi Family, Single Family, Food Service

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single Family

Direction: West

Current Base Zoning: IDZ, C-3, IDZ, C-3NA

Current Land Uses: Commercial, Multi Family, Park

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.

The Nathan Historic District is an overlay district which was adopted in 2017. 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 "RIO-7D" 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.

Special District Information:

The "IDZ" Infill Development Zone 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: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Daniel Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: East Rische Street

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 43, 44, 46, 51, 243, 246, 251

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 a professional office is 1 per 300 sf of GFA. The minimum parking requirement self-service storage is 4 spaces plus 2 for manger's quarters.

The IDZ-1 waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “IDZ” Infill Development Zone 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 existing “IDZ” permits “MF-18” Limited Density Multi-Family with a density of no more than 18 units per acre.

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” will allow with uses permitted in "O-1" Office District and Self-Service Storage.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Downtown Regional Center and is within ½ mile from the Metro Premium Plus 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 Regional Center Plan, adopted in 2019, and is currently designated as “Neighborhood 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 site are zoned “IDZ” Infill Development Zone and “C-3” General Commercial District.
- 3. Suitability as Presently Zoned:** The existing “IDZ” Infill Development Zone with uses permitted in “MF-18” Limited Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in "O-1" Office District and Self-Service Storage is also appropriate. Given the mix of commercial and residential within proximity, the proposed zoning and use aligns with surrounding properties. Additionally, the proposed office use with storage is appropriate along South Flores Street, a secondary arterial, which can accommodate higher traffic.

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 Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - JEC Goal 3: San Antonio's skilled and educated workforce supports the city's traditional and emerging growth industries.
 - JEC P7: Support collective impact initiatives that identify, prioritize and support accountability in the execution of comprehensive workforce development strategies that ensure the entire spectrum of San Antonio citizens have access to the training that can connect them to gainful employments.Relevant Goals and Policies of the Downtown Area Regional Center Plan may include:
 - Goal 1: Preserve and Enhance Downtown's Authenticity
 - o Grow and evolve in meaningful ways that encourage attachment between people and places;
 - o Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;
 - o Preserve and protect the World Heritage designated San Antonio Missions and other historical sites by ensuring compatible growth; and
 - o Encourage adaptive reuse.
6. **Size of Tract:** The 0.2961 acre site is of sufficient size to accommodate the proposed professional office and self-service storage development.
7. **Other Factors:** The applicant would like to utilize the property predominately for professional office development with an interior component of self-service storage.

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