



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2024-10700104

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Bronte Frere

Property Owner: XX

Applicant: XX

Representative: XX

Location: 417 Probandt Street

Legal Description: 0.3014 acres on the west 120.26 feet of Lot 48, and the west 119.75 feet of Lot 49, NCB 2585

Total Acreage: 0.3014

Notices Mailed

Owners of Property within 200 feet: XX

Registered Neighborhood Associations within 200 feet: XX

Applicable Agencies: XX

Property Details

Property History: XX

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: XX

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: XX

Current Land Uses: XX

Direction: South

Current Base Zoning: XX

Current Land Uses: XX

Direction: East

Current Base Zoning: XX

Current Land Uses: XX

Direction: West

Current Base Zoning: XX

Current Land Uses: XX

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:

NA

Transportation

Thoroughfare: Probandt Street

Existing Character: Minor

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

Thoroughfare: Lone Star Boulevard

Existing Character: Collector

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking for a restaurant is 1 space per 100 square feet GFA, and the maximum is 1 space per 40 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

XX

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:** XX

2. **Adverse Impacts on Neighboring Lands:** XX

3. **Suitability as Presently Zoned:** XX

4. Health, Safety and Welfare: XX

5. Public Policy: XX

- Goal 4: Diversify the Mix of Uses in the Downtown Core – Encourage the development of vacant lots in the city center with a geographically balanced mix of uses.
- Goal 4: Diversify the Mix of Uses in the Downtown Core – Cultivate entrepreneurship, small business, and innovation.
- Goal 5: Leverage and Enhance Downtown’s Reputation as a Destination for Hospitality and Tourism - Ensure residents and visitors have places to eat, play, and experience San Antonio’s authentic culture.
- Goal 5: Leverage and Enhance Downtown’s Reputation as a Destination for Hospitality and Tourism – Create complimentary uses that engage both visitors and residents.

6. Size of Tract: XX

7. **Other Factors:** The proposed zoning change is to allow a restaurant to be developed on the currently vacant lot. No access may be allowed onto Probandt Street, as stated by Texas Department of Transportation.

XX