



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 1, 2025

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2025-10700047 S

**SUMMARY:**  
**Current Zoning:** "I-1" General Industrial District

**Requested Zoning:** "R-20 S" Residential Single-Family District with a Specific Use Authorization for HUD-Code Manufactured Home

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 1, 2025

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Krystal Y Martinez

**Applicant:** Krystal Y Martinez

**Representative:** Krystal Y Martinez

**Location:** 4843 South 1604 East

**Legal Description:** 0.9935 acres out of CB 4010

**Total Acreage:** 0.9935 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** N/A

**City-Wide Community Organizations:** Women in Film & Television San Antonio  
**Applicable Agencies:** Planning Department, TxDOT

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 2014-01-09-0001, dated January 9, 2014, and zoned the current “I-1” General Industrial District.

**Code & Permitting History:**

There is no code enforcement or permitting history for the subject property.

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**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:** “C-2”

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** “I-1”

**Current Land Uses:** Single-Family Dwellings

**Direction:** South

**Current Base Zoning:** “RE”

**Current Land Uses:** Manufactured Homes, Single-Family Dwellings

**Direction:** West

**Current Base Zoning:** “C-2”

**Current Land Uses:** Manufactured Homes, Single-Family Dwellings

**Overlay District Information:**

N/A

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** South Loop 1604

**Existing Character:** Interstate

**Proposed Changes:** None Known

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

**Routes Served:** None

**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 requirement for Dwelling - Hud-Code Manufactured Homes (residential) cluster parking allowed is 1 space per unit.

**ISSUE:**

None

**ALTERNATIVES:**

**Current Zoning:** The 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:** The 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.

The “S” Specific Use Authorization is for a HUD-Manufactured Home.

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center or within a ½ mile of 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 Heritage South Sector Plan, adopted in 2010, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-20” base zoning district is consistent with the future land use designation. Staff recommends Approval.

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 “C-2” Commercial District, “I-1” General Industrial District, and “RE” Residential Estate District. Surrounding properties are “C-2” Commercial District, “I-1” General Industrial District, and “RE” Residential Estate District.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed “R-20 S” Residential Single-Family District with a Specific Use Authorization for HUD-Code Manufactured Home is appropriate. The request to rezone is to replace an existing manufactured home on the property. Though the surrounding area is industrially zoned, it is comprised of other residential uses. Additionally, the change in zoning would permit a downzone from “I-1” to “R-20”, reducing the intensity of the base zone, making it appropriate for the existing residential nonconforming uses on neighboring properties. The Specific Use Authorization requires a prescribed site plan for future development and any modification may need further public review. The request to rezone is to replace an existing manufactured home on the property. Though the surrounding area is industrially zoned, it is comprised of other residential uses. Additionally, the change in zoning would permit a downzone from “I-1” to “R-20”, reducing the intensity of the base zone, making it appropriate for the existing residential nonconforming uses on neighboring properties. The Specific Use Authorization requires a prescribed site plan for future development and any modification may need further public review.
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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan: - 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 P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects. Relevant Goals and Objectives from the Heritage South Sector Plan may include: - Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types. o HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas. - Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
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  - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals and Objectives from the Heritage South Sector Plan may include:

- Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.
  - o HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas.
- Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

6. **Size of Tract:** The subject property is 0.9935 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to replace an existing manufactured home on the property.

One access may be allowed onto LP 1604. TxDOT coordination would be required.