



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 5, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Zoning Case Z-2022-10700050

**SUMMARY:**

**Current Zoning:** "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 5, 2022

**Case Manager:** Despina Matzakos, Planner

**Property Owner:** David House

**Applicant:** Kountry Place Services

**Representative:** David House

**Location:** 818 Austin Street

**Legal Description:** Lot 6, Block 1, NCB 991

**Total Acreage:** 0.2638 acres

**Notices Mailed****Owners of Property within 200 feet:** 13**Registered Neighborhood Associations within 200 feet:** Government Hill**Applicable Agencies:** Office of Historic Preservation**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. The property rezoned under Ordinance 70785, dated December 14, 1989, from "L" First Manufacturing District to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

**Topography:** The subject property is located within the Aquifer Artesian Zone and Upper SAR Watershed.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** C-3**Current Land Uses:** Brake Shop, Interstate**Direction:** South**Current Base Zoning:** I-1**Current Land Uses:** Industrial equipment supplier, Office**Direction:** East**Current Base Zoning:** I-1**Current Land Uses:** Public Storage**Direction:** West**Current Base Zoning:** D**Current Land Uses:** Empty Land, Bus Storage**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:** None.**Transportation****Thoroughfare:** North Mesquite Street**Existing Character:** Local**Proposed Changes:** None

**Thoroughfare:** Austin Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Interstate Highway 35

**Existing Character:** Interstate Highway

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within proximity to 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 requirement is 1 per 100 sf of GSF. "IDZ-3" waives the minimum parking requirement by 50%.

**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-3" High Intensity Infill Development Zone District allows rezoning requests of unlimited density, and uses permitted in "C-3", "O-2" and "I-1". All approved uses and maximum density 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 applicant proposes "C-3" General Commercial uses.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within proximity to a premium and express transit corridor and is within proximity to a regional center.

**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 Government Hill Plan and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “IDZ-3” High Intensity Infill Development Zone with uses permitted in “C-3” General Commercial base zoning district is also 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 primarily “I-1” General Industrial, “C-3” General Commercial and “D” Downtown Districts. The proposed designation of “IDZ-3” High Intensity Infill Development Zone with uses permitted in the “C-3” General Commercial District matches the intensity of the surrounding area. Furthermore, the designation is appropriate given the site’s location near the Interstate and within proximity to the Midtown and Downtown Regional Centers.
- 3. Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” High Intensity Infill Development Zone with uses permitted in “C-3” General Commercial District [is also an appropriate zoning for the property and surrounding area.
- 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 objectives of the Government Hill Plan.

Relevant Goals and Policies of the Government Hill Plan may include:

LU Goal: Redevelop and revitalize the neighborhood

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

- 6. Size of Tract:** The 0.2638-acre site is of sufficient size to accommodate the proposed infill development and commercial uses.
- 7. Other Factors:** The applicant intends to utilize the space for a restaurant/bar venue.

This property is designated a local historic landmark (HS). Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified

Development Code. To date, no application has been made to the Office of Historic Preservation for this project.