



City of San Antonio

Agenda Memorandum

Agenda Date: March 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Zoning Case Z-2022-10700341

SUMMARY:

Current Zoning: "I-1 RIO-4 AHOD" Industrial River Improvement Overlay 4 Airport Hazard Overlay District

Requested Zoning: "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitting "MF 40" Multi-Family District and "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: David Adelman

Applicant: Luis Miguel Martinez

Representative: Frank Pakuszewski

Location: 410 Probandt Street

Legal Description: Lot 19, NCB A-14

Total Acreage: 5.477

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: Texas Department of Transportation, World Heritage Organization

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. The property was rezoned by Ordinance 74924, dated December 9, 1991, 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" Light Industrial District.

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: I-1

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: IDZ

Current Land Uses: Apartments and School

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: IDZ

Current Land Uses: Apartments

Overlay District Information:

The "RIO-4" 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.

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: Probandt Street

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Lone Star Boulevard

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 46,246

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:

“IDZ-3” waives the minimum parking requirement by 50%. The minimum parking requirement for Multi-Family Units is 1.5 spaces per unit.

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 “IDZ-3” would allow “MF-40” and “C-3” General Commercial uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Downtown Regional Center and within ½ a mile from the Rockport Subdivision 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 Downtown Area Regional Center and is currently designated as “Regional Mixed Use “in the future land use component of the plan. The requested “IDZ-3” 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 zoned “I-1” General Industrial District and “IDZ” Infill Development Zone.
3. **Suitability as Presently Zoned:** The existing “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The requested “IDZ-3” High Intensity Infill Development Zone District with uses permitted in "MF 40" Multi-Family District and "C-3" General Commercial District is more appropriate and constitutes a down zoning from the current intense “I-1” General Industrial District. The area currently accommodates IDZ zoning for comparable residential densities on lots placed and sized similarly to the subject property. The commercial aspect of the proposed zoning is also consistent with the established development pattern in the area. The request aligns with the Strategic Housing Implementation Plan for diverse housing types which accommodate all socio-economic levels.
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 Downtown Area Regional Plan and SA Tomorrow Plan.
Relevant Goals, Objectives and Themes of the Downtown Area Regional Plan include:
 - Broaden the diversity of housing options throughout the downtown core and its neighborhoods
 - Diversify the mix of uses in the downtown core**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan include:**
 - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center
6. **Size of Tract:** The 5.477 acre site is of sufficient size to accommodate the proposed the mixed infill development.

7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates multi-family and commercial uses. The applicant is proposing 204 units for the multi-family development.