



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 21, 2023

**In Control:** Zoning Commission Meeting

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**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-\_\_\_" 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: 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: 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 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 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 similar 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 multi-family and commercial development.
7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 40 units per acre. At 5.477 acres, there could potentially be development of 219 units. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The applicant intends to construct 204 dwelling units.