



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 5, 2024

**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-2023-10700370

**SUMMARY:**

**Current Zoning:** "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District and "I-2 H AHOD" Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for 48 dwelling units and "C-1" Light Commercial District and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted for 48 dwelling units and "C-1" Light Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 5, 2024. This item was continued from February 6 and February 20, 2024 meetings.

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** 421 Medina LLC

**Applicant:** Michael Shackelford

**Representative:** Michael Shackelford

**Location:** 421 North Medina Street and 1232 West Martin Street

**Legal Description:** Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249

**Total Acreage:** 2.9789

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Gardendale Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and was zoned “L” First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “L” First Manufacturing District was converted to the current “I-2” Heavy Industrial District.

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

**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-2” & “C-3NA”

**Current Land Uses:** Homeless Shelter & VA Office

**Direction:** South

**Current Base Zoning:** “D” & “I-2”

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** “D” & “I-1”

**Current Land Uses:** Vacant & County Office

**Direction:** West

**Current Base Zoning:** “O-1.5”

**Current Land Uses:** County Jail Facility

**Overlay District Information:**

The Cattleman Square Historic District is an overlay district which was adopted in 1985. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic

Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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:** North Medina

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** West Martin Street

**Existing Character:** Minor Secondary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 3, 24, 25, 77, 268, 77, 79, 100, 277

**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 multi-family development is 1.5 spaces per unit.

The IDZ-2 base zoning district reduces the parking requirement by 50%.

### **ISSUE:**

None

### **ALTERNATIVES:**

Current Zoning: "I-2" 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: "IDZ-2" Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre, and uses permitted in "C-2" and "O-1.5". All approved uses 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.

**FISCAL IMPACT:**

None

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

The subject property is located within the Downtown Regional Center and is within a ½ mile of the Rockport Subdivision Metro 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 Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “IDZ-2” base 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.
3. **Suitability as Presently Zoned:** The current “I-2” Heavy Industrial District is not an appropriate zoning for the property and surrounding area. While there are some light industrial uses in the vicinity of the subject area, the “I-2” Heavy Industrial District is generally reserved for areas that accommodate the highest intensity industrial uses. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for forty-eight (48) units and uses permitted in “C-1” Light Commercial District is also appropriate for the property given its size and placement within the area. The proposed “IDZ-2” limits the density and design to a submitted site plan. The proposed rezoning request is aligned with the Strategic Housing Implementation Plan which encourages diversified housing types to meet the growing housing needs of the city at all income 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 Center Plan:
  - Goal 1: Preserve and Enhance Downtown’s Authenticity
    - o Grow and evolve in meaningful ways that encourage attachment between people and places.
  - Goal 4: Diversify the Mix of Uses in the Downtown Core
    - o Encourage new and renovated buildings to incorporate a mix of uses.

- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses.
  - Goal 5: Leverage and enhance Downtown's Reputation as a Destination for Hospitality and Tourism
    - Create new and enhance existing destinations to provide additional cultural and entertainment opportunities for residents and visitors alike.
    - Create complementary uses that engage both visitors and residents.
6. **Size of Tract:** The subject property is 2.9789 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to "IDZ-2" Medium Intensity Infill Development Zone District to develop 48 dwelling units and allow uses with the "C-1" Light Commercial District.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The proposed 48 dwelling units is compliant with the "IDZ-2" base zoning district, which permits residential density of 50 units/acre.

This property at 421 N Medina is designated a local historic landmark (HS). Any proposed exterior alterations, signage, and new construction 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.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions