



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700078

SUMMARY:

Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ NCD-1 AHOD" Commercial Infill Development Zone Overlay South Presa/South St. Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2024

Case Manager: Eradio Gomez, Senior Planner

Property Owner: Peregrine Resort Group, LLC

Applicant: P.W. Christensen, P.C.

Representative: P.W. Christensen, P.C.

Location: 1100 South Presa Street

Legal Description: 0.25 acres out of NCB 735

Total Acreage: 0.25

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “J” Commercial District. The property was rezoned by Ordinance 74924, dated December 9, 1991, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the “B-2” Restrictive Business District was converted into the current “C-2” Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2 S”, “C-2 IDZ”, “C-2” “MF-33”, “R-6”, “RM-4”

Current Land Uses: Specific Use for a Bar/Tavern, Nurse Practitioner, Food Service Establishment, Bar/Taverns, Tattoo Parlor and Residential Single-Family

Direction: South

Current Base Zoning: “C-2”, “RM-5”, “IDZ”

Current Land Uses: Convenient Store, Food Service Establishment, and Single-Family Residential

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Residential Single-Family, Residential Mix Use

Direction: West

Current Base Zoning: “C-2”, “C-3”, “RM-4”

Current Land Uses: Retail Shop, Grocery Store, Single-Family Residential

Overlay District Information:

NA

Special District Information:

NA

Transportation

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Vance Street
Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: Riddle Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 34, 36, 42, 242

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: The minimum parking requirement for a food service establishment is 1 per 100 square feet of gross floor area.

ISSUE:
None

ALTERNATIVES:

Current Zoning: “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “C-2 IDZ” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The IDZ Overlay would waive all parking requirements.

FISCAL IMPACT:
None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Downtown Regional Center but not located within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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, adopted in 2019, and is currently designated as Urban Mixed Use in the future land use component of the plan. The requested "C-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 "C-2" use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. However, the proposed IDZ Overlay is not appropriate. The overlay will waive all parking requirements within a corridor that already experiences parking issues and commercial parking congestion on local residential streets. Therefore, Staff recommends Denial.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare. There is limited street parking and current parking needs bleed into the surrounding residential neighborhood.
5. **Public Policy:** The request does appear to conflict with public policy objectives. Relevant Goal and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 6: Growth and city form support community health and wellness.
 - GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city's priority growth areas.

Relevant Goals and Objectives of the Downtown Area Regional Center Plan may include:

- Goal 2: Connect Districts and Neighborhoods with an Accessible Multi-Modal Network
 - Provide infrastructure and development to support improved transit connectivity;
 - Prioritize pedestrian and bike infrastructure over automobiles, including creative curb space management solutions.
6. **Size of Tract:** The 0.25 acre site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factors:** The applicant is rezoning to develop a restaurant and requesting the IDZ overlay to waive parking requirements for the property.