



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2023-10700260

**SUMMARY:**

**Current Zoning:** "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 NCD-1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 7, 2023. This case was continued from October 17, 2023.

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Lockwood City Group LLC

**Applicant:** Lockwood City Group LLC

**Representative:** P.W. Christensen, PLLC

**Location:** 1422 South St. Mary's Street

**Legal Description:** Lot 3, Block 31, NCB 2992

**Total Acreage:** 0.186

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Lavaca and King William

**Applicable Agencies:** NA

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. The property "J" Commercial District was rezoned by Ordinance 74924, dated December 9, 1991, to "B-3NA" Business Nonalcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Business Nonalcoholic Sales District converted to the current "C-3NA" General Commercial 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:** "C-2"

**Current Land Uses:** San Antonio Fire Department

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Office

**Direction:** South

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "IDZ" with Uses permitted in "C-2NA NR"

**Current Land Uses:** Office

**Overlay District Information:**

The South Presa/South St. Mary's Street Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

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:** South St. Mary's Street

**Existing Character:** Principal

**Proposed Changes:** None Known

**Thoroughfare:** Florida Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 34, 42, 232, 242

**Traffic Impact:** "IDZ" waives the requirement for a Traffic Impact Analysis.

**Parking Information:** The minimum parking requirement for a bar/tavern is 1 per 100 sf of GSF. The maximum parking requirement for a bar/tavern is 1 per 75sf of GSF.

"IDZ-1" waives the minimum parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District is identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone District allows rezoning requests up to 18 units per acre and uses permitted in "C-1" and "O-1". 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.

The "IDZ" zoning would permit uses in "C-1" Light Commercial District and a Bar and/or Tavern Use.

**FISCAL IMPACT:**

None.

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

Subject property is located with the Downtown Regional Center and is not within ½ a mile from the 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 and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “IDZ-1” 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 existing “C-3NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “C-1” Light Commercial District and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week is not an appropriate zoning for the property and surrounding area. The requested rezoning would introduce commercial uses compatible with existing businesses along St Mary’s corridor but raises a concern for required parking. The street corridor currently deals with limited parking obstacles for its numerous businesses, and introducing a new bar without any required parking will exacerbate the issue, forcing guests to park on local side streets which serve many homes.
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 objective. Relevant Goals and Policies of the Comprehensive Plan may include:
  - GCF Goal 2: Priority growth areas attract jobs and residents.
  - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
  - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
  - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
6. **Size of Tract:** The 0.186-acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.