



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700050 S

(Associated Plan Amendment PA-2024-11600050)

SUMMARY:

Current Zoning: "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Alicia Gamboa

Applicant: Venami LLC

Representative: Jorge Gamboa

Location: 1921 North Zarzamora Street

Legal Description: Lots 27 and 28, Block 12, NCB 2043

Total Acreage: 0.3718 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Woodlawn Lake and West End Hope in Action Neighborhood Association, San Antonio Texas District One Resident Association Community Organization

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “F” Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the “F” Local Retail District was converted into the current “C-2” Commercial District.

Code & Permitting Details:

Certificate of Application (COO-APP23-37602629) December 2023

Topography: The property does not include any abnormal physical features such as incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”

Current Land Uses: Check Cashing, Duplex, Offices

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Restaurant, Single Family Dwelling

Direction: South

Current Base Zoning: “C-2”, “C-3 NA”

Current Land Uses: Vacant Building, Single Family Dwelling, Restaurant

Direction: West

Current Base Zoning: “C-2”, “R-4”

Current Land Uses: Single Family Dwelling

Overlay District Information:

The Woodlawn Lake Area Neighborhood Conservation District (NCD-8) 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:

None

Transportation

Thoroughfare: North Zarzamora Street

Existing Character: Principal Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Texas Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

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 a bar/tavern is 1 space per 100 sf of GSF.

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 S" 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 "S" Specific Use Authorization would allow for a Bar and/or Tavern without a cover charge 3 or more days per week.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a of a regional center, but is within ½ a mile from the Zarzamora Metro Premium Plus 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 Near Northwest Community Plan, adopted February 14, 2002, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff and Planning Commission recommend Approval.
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-2” Commercial District is appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for Bar and/or Tavern without a cover charge 3 or more days per week is also appropriate. The bar/tavern use was a nonconforming establishment for several years but closed during COVID. The owner is wanting to reopen the local watering hole to service the neighborhood once again. The property is situated within an established commercial corridor, making the commercial use and zoning consistent with the surrounding area. Additionally, the property fronts North Zarzamora Street, a Principal Secondary Arterial, further supporting the commercial intensity. The prescribed site plan would prevent expansion of the building footprint and deviation from the approved document could potentially warrant additional council consideration.
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. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

Relevant Goals and Objectives of the Near Northwest Community Plan may include:

- Goal 2 – Economic Development – Ensure the Near NW Community’s business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.
- Objective 2.3 – Improve the appearance of area commercial corridors.

6. **Size of Tract:** The 0.3718 acres is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.