



City of San Antonio

Agenda Memorandum

Agenda Date: May 6, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2025-10700091 S

SUMMARY:

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ-2 S MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2NA" Commercial Nonalcoholic Sales District and Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with a reduced 1'-5" buffer yard

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: NW Texas Realty LP

Applicant: NW Texas Realty LP

Representative: Brown & McDonald PLLC

Location: 3715 West Commerce Street

Legal Description: The east 33.3 feet of Lot 11, Block 80, NCB 3676

Total Acreage: 0.0932 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Parks and Recreation, Lackland AFB, Waste Management, Office of Historic Preservation, Planning Department, Public Works 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 “H” Local Retail District. The property was rezoned by Ordinance 71503, dated May 3, 1990, to “B-3NA” Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

Code & Permitting History:

CMR or AEVR Request – Parking (REQ-CMRORAEVR-24-44400583) December 2024

Board of Adjustment – Parking Variance (BOA-24-10300231) November 2024

Commercial Project Application – Parking Lot (COM-PRJ-APP24-39802482) November 2024

Demolition Permit – Residence (DEM-DEM-PMT24-39200212) June 2024

Topography: The subject property is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Substance Abuse Treatment Facility, Motor Vehicle Sales

Direction: South

Current Base Zoning: “R-4”, “C-3”

Current Land Uses: Elmendorf Lake Park, Vacant

Direction: West

Current Base Zoning: “R-4”, “C-3”, “C-3NA”

Current Land Uses: Single-Family Dwelling, Auto Body Shop

Overlay District Information:

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.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

The "IDZ-2" Medium Intensity Infill Development Zone 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: West Commerce Street

Existing Character: Principal Primary Arterial B

Proposed Changes: None Known

Public Transit: There are VIA bus routes within ½ mile of the subject property.

Routes Served: 75, 275, 522, 76, 275, 276

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b. There are no applicable minimum parking requirements for Parking Lot – Noncommercial.

ISSUE:

None.

ALTERNATIVES:

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

Proposed Zoning: "IDZ-2 S" 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.

The "IDZ-2" is for uses permitted within "C-2NA" Commercial Nonalcoholic Sales District and the "S" Specific Use Authorization is for Parking Lots Requiring Removal of Dwelling Units with a reduced 1'-5" buffer yard.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center but is within ½ mile of the Commerce – Houston Metro Premium Plus 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, and “R-4’ Residential Single-Family District.
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-2 S” High Intensity Infill Development Zone with uses permitted in "C-2NA" Commercial Nonalcoholic Sales District and Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with a reduced 1'-5" buffer yard is also appropriate. The request to rezone is to develop additional parking for the treatment facility on the abutting property to the east. The subject property does abut a residence to the west. However, the residential property is not consistent with the current commercial development along West Commerce Street. Given that the property is appropriately located along a principal primary arterial, staff finds it meets the locational requirements to accommodate commercial traffic. Additionally, the applicant will have to adhere to the prescribed site plan, and any 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - 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 closer proximity to housing and where appropriate.

- GCF P11: Continue and bolster incentive programs for infill development in priority growth areas.

6. **Size of Tract:** The subject property is 0.0932 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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

The entire property is inundated by the FEMA 100-year floodplain. Any improvements within this floodplain will require coordination prior to construction with Public Works Department. Please coordinate prior to any plat or permit submittals to the City of San Antonio. Note that for parking lots flood depths must be no more than 6 inches within the parking stalls.

Access by vehicles parked on the site and into the alley will require coordination and approval by the Traffic Division.