



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** May 15, 2025

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

ZONING CASE Z-2025-10700071

**SUMMARY:**

**Current Zoning:** "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 15, 2025

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Brohman Common

**Applicant:** Leo and Jennifer Naeger

**Representative:** Leo and Jennifer Naeger

**Location:** 1333 Buena Vista Street

**Legal Description:** 0.335 acres out of NCB 2309 and NCB 2310

**Total Acreage:** 0.335 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Association

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

**Applicable Agencies:** Park and Recreation, Lackland AFB, Planning Department, Public Works

**Property Details**

**Property History:** The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned “F” Local Retail District. The property was rezoned by Ordinance 65934, dated October 22, 1987, to “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial District.

**Code & Permitting History:**

Certificate of Occupancy – Office Warehouse (Flex Space) (COO-NOCONST25-37900078) January 2025

Certificate of Occupancy – Wholesale – Food Products Wholesale and Storage (COO-NOCONST24-37900768) July 2024

Certificate of Occupancy – Indoor Growing of Herbs and Vegetables (COO-NOCONST22-37900897) November 2022

**Topography:** A portion of subject property is located with the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1”, “C-2”

**Current Land Uses:** Single-Family Dwellings, Vacant, Gas Station

**Direction:** East

**Current Base Zoning:** “UZROW”

**Current Land Uses:** Alazan Creek Greenway, Alazan Creek, Smith Park

**Direction:** South

**Current Base Zoning:** “C-2”, “UZROW”

**Current Land Uses:** Single-Family Dwellings, Vacant, Alazan Creek Greenway, Alazan Creek

**Direction:** West

**Current Base Zoning:** “C-2”

**Current Land Uses:** Vacant

**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.

The "WQ" Water Quality Protection Area Overlay District is designed to ensure adequate treatment of storm water runoff that may potentially produce toxic, corrosive, polluted, poisonous, radioactive, unpalatable, or otherwise dangerous substances injurious to the public health or which could otherwise adversely affect the water quality or supply, and thereby minimizing the risk of potential occurrences wherein such substances could enter the water of the West Side Creeks.

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** Buena Vista Street

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** South Alazan

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 25, 76, 66, 75, 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 minimum parking requirement for a Tattoo Parlor/Studio is 1 space per 300 sf GFA. The minimum parking requirement for Warehousing is 1 space per 5,000 sf GFA. The minimum parking requirement for a Winery with Bottling and Coffee Roasting is 1 space per 1,500 sf GFA. The minimum parking requirement for Food Products – wholesale and storage are 1 space per 600 sf GFA. The parking requirements for other commercial uses can be found at the Unified Development Code, Table 526-3a and Table 526-3b.

The "IDZ-2" waives the minimum parking requirement by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service, and storage.

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.

The “IDZ-2” is for uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage.

**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 a ½ mile of the Commerce – Houston Metro Premium Plus Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval, pending Plan Amendment.

**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 Guadalupe Westside Community Plan, adopted in 2007, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “High Density Mixed Use”. Staff recommends Approval. Planning Commission recommendation pending the April 9, 2025, hearing.
- 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 “I-1” General Industrial District and “C-2” Commercial District.
- 3. Suitability as Presently Zoned:** The existing “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium

Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage is appropriate. The request to rezone is to permit an array of uses to accommodate current and potential tenants within the existing structure on the property. Given that the surrounding area is comprised of a mix of commercial and residential land use designations, staff finds that the request is consistent with what is in the area. Additionally, the applicant will have to adhere to the prescribed site plan. Any deviation from the document could be subject to further City Council review.

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 P1: Incentivize the development of housing and employment uses in the city's priority growth areas.
  - 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 P12: Develop programs to encourage and incentivize adaptive reuse.

Relevant Goals and Objectives from the Guadalupe Westside Residents Association Plan may include:

- GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES
    - o 17.1.2 Provide one-on-one support to help existing businesses remain viable and grow.
6. **Size of Tract:** The subject property is 0.335 acres, which can reasonably accommodate the proposed residential 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, JB SA 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 subject site and structure is inundated by the FEMA 100-year floodplain. Any improvements interior or exterior to this structure will be subject to the FEMA 50% rule, meaning any and all improvements must be within 50% of the fair market value of the structure (land excluded). Additionally, the property is within the Westside Creeks Water Quality Protection Area, any increases in impervious cover, or changes to the parking lot will require mitigation by means of Low Impact Development best management practices. Coordination with the San Antonio River Authority on any design improvements to the property for

increases in impervious cover are required. Any questions regarding the floodplain please coordinate with the Floodplain Management division of Public Works.