



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 1

SUBJECT:
ZONING CASE Z-2025-10700078 CD

SUMMARY:

Current Zoning: "RM-4 H AHOD" Residential Mixed Nathan Historic Airport Hazard overlay District and "MF-33 S H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center

Requested Zoning: "RM-4 CD H AHOD" Residential Mixed Nathan Historic Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.062 acres out of NCB 2564 and "MF-33 CD H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.136 acres out of NCB 2564

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Lorenzo Enterprises, LP

Applicant: Lorenzo Enterprises, LP

Representative: P. W. Christensen

Location: 220 Sweet Street and 1303 South Main Avenue

Legal Description: 0.198 acres out of NCB 2564

Total Acreage: 0.198

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: King William, Lone Star, San Antonio Texas District One Residents Association

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

Applicable Agencies: Office of Historic Preservation, TxDOT

Property Details

Property History: Subject property was located within the original 36 square miles of the City of San Antonio and zoned “C” Apartment District. The property to the east was rezoned by Ordinance 67245, dated June 2, 1988, to “R-3 SR” Multiple-Family Residence District with a Special Request for a Day Care Center caring for over 20 children. The entire property was rezoned by Ordinance 74924, dated December 9, 1991, the eastern section from “R-3 SR” Multiple-Family Residence District with a Special Request for a Day Care Center caring for over 20 children to “R-3” CC Multiple-Family Residence District with a City Council approval for a Day Care Center and the western section from “C” Apartment District to “R-2” Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-3” CC Multiple-Family Residence District with a City Council approval for a Day Care Center and “R-2” Two-Family Residence District converted to the current “MF-33 S” Multi-Family District with a Specific Use Authorization for Day Care Center and “RM-4” Residential Mixed respectively.

Code & Permitting Details:

REP-CRP-PMT24-35400579 – Minor Commercial Repair Permit – Interior Demo – 12/12/2024

INV-COM-INV25-22700437 – Code Investigation – Investigation into work without permits – 2/3/2025

COM-PRJ-APP25-39800370 – Minor Plans – Interior Renovation for Dentist office – 2/14/2025

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: I-2

Current Land Uses: Food Manufacturer, Flour Mill

Direction: South

Current Base Zoning: C-2, I-2

Current Land Uses: Wine Boutique, Salvation Army

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences, Duplex

Overlay District Information:

The _____ Historic District, is an overlay district which was adopted in _____. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. The "HL" Historic Landmark, "HS" Historic Significant or "HE" Historic Exceptional overlay district designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. 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:

N/A

Transportation

Thoroughfare: Sweet Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: South Main Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

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

Routes Served: 43, 44, 46, 51, 243, 246, 251

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 Medical – Clinic is 1 space per 400 sf GFA, and the maximum parking requirement is 1 space per 100 sf GFA.

ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public

and private schools. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

"MF-33 S" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

The Specific Use Authorization is for a Daycare Center.

Proposed Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

The Conditional Use is for a Medical – Clinic.

“MF-33 CD” Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

The Conditional Use is for a Medical – Clinic.

FISCAL IMPACT:

None

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

Subject property is not located within a Regional Center nor within ½ a mile from a Premium 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 located within the Downtown Area Regional Center Plan, adopted in 2019, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested "RM-4" and “MF-33” base zoning districts are 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. Surrounding properties are zoned "RM-4" Residential Mixed District and "C-2" Commercial District.

3. **Suitability as Presently Zoned:** The existing "RM-4" Residential Mixed District and "MF-33 S" Multi-Family District with a Specific Use Authorization for a Daycare Center are appropriate zoning for the property and surrounding area. The proposed "RM-4 CD" Residential Mixed District with a Conditional Use for Medical - Clinic and "MF-33 CD" Multi-Family District with a Conditional Use for Medical - Clinic is also appropriate. The applicant is requesting to switch out the low-intense commercial use of a daycare for another, a dentist office, that can provide service for the surrounding residential and commercial neighborhood. The subject property sits at an intersection of a secondary arterial and local street to accommodate vehicular traffic away from the residences that sit further in the block face. Plus, there is an established off-street parking area that will keep vehicles from parking on the local street. Lastly, the Conditional Use requires a site plan that regulates sizing of any structures and impervious coverage, which cannot be expanded without further 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 any public policy objective. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.Relevant Goals and Policies of the Downtown Area Regional Center Plan may include:
 - Goal 4: Diversify the Mix of Uses in the Downtown Core
6. **Size of Tract:** The 0.198 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is rezoning to develop a Medical - Clinic. The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council: A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood. C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses. For properties zoned "RM" or "MF" that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.

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This property is located within the Nathan Historic District. Any future exterior modifications such as signage or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

As per TxDOT, no access may be allowed onto SPUR 536 (South Alamo Street).