



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700265

SUMMARY:
Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: x
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous
Applicable Agencies: x

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 15765, dated October 17, 1951, and was originally zoned “B-3” Business District. A portion of the property was rezoned by Ordinance 48284, dated July 21, 1977, to “I-1” Light Industry District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the portion of the property zoned “I-1” Light Industry District converted to “I-1” General Industrial District and the portion of the property zoned “B-3” Business District converted to “C-3” General Commercial District. The property was rezoned by Ordinance 2008-12-04-1128, dated December 4, 2008, to “AE-3 S” Arts and Entertainment District with a Specific Use Authorization for Cabinet or Carpenter Shop. The property was rezoned by Ordinance 2024-09-05-0668, dated September 5, 2024, to the current “AE-3 S” Arts and Entertainment District with a Specific Use Authorization for Floor Covering – Retail.

Code & Permitting Details:

Certificate of Occupancy – DBA Name Change (COO-DBA24-37700356) May 2024
Certificate of Occupancy (COO-APP24-37601277) May 2024

Topography: x

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “AE-4”

Current Land Uses: Parking Lot, Sign Shop, Chemical Plant, Industrial Equipment Supplier, Condominium Complex, Doctor, Restaurant

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: “C-2 CD”

Current Land Uses: Flooring Store, Electrical Supply Store

Direction: West

Current Base Zoning: “AE-3,” “AE-3 S”

Current Land Uses: Upholstery Shop, Church, Library

Overlay District Information:

The "MLOD-3" Martindale Army Airfield 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:

N/A

Transportation

Thoroughfare: East Commerce

Existing Character: Principle Primary Arterial B

Proposed Changes: None Known

Thoroughfare: Honey Boulevard

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 24, 222.

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.

ISSUE:

x

ALTERNATIVES:

Current Zoning: To encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

The “S” Specific Use Authorization is for Floor Covering – Retail

Proposed 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.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

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:** x
- 2. Adverse Impacts on Neighboring Lands:** x
- 3. Suitability as Presently Zoned:** x
- 4. Health, Safety and Welfare:** x
- 5. Public Policy:** x Relevant Goals and Policies of the Eastside Community Area Plan may include:
 - **Land Use Recommendation #1:** Support mixed-use centers and corridors that complement neighborhoods, support transit service, provide employment opportunities, and protect cultural assets.
 - **Economic Development Recommendation #2:** Support the creation and expansion of businesses (start-up, manufacturing, resident services, restaurants/entertainment).

Relevant Goals and Policies of the SA Comprehensive Plan may include:

- **CF Goal 2:** Priority growth areas attract jobs and residents.
- **JEC Goal 4:** San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

- 6. Size of Tract:** x
- 7. Other Factors:** The zoning change request is to allow for a wider range of commercial uses on the subject property.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The subject property is located within the Fort Sam Houston 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.