



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 2

SUBJECT:

ZONING CASE Z-2024-10700147 S

SUMMARY:

Current Zoning: "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Cabinet or Carpenter Shop

Requested Zoning: "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Floor Covering - Retail

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Two Commerce, LLC

Applicant: Two Commerce, LLC

Representative: Two Commerce, LLC

Location: 3414 East Commerce Street

Legal Description: Lot 20, Block 1, NCB 11674

Total Acreage: 0.9944 acres

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: Coliseum Willow Park and Jefferson Heights Neighborhood Association

Applicable Agencies: Martindale, Fort Sam, Planning Department

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 the current “AE-3 S” Arts and Entertainment District with a Specific Use Authorization for Cabinet or Carpenter Shop.

Code & Permitting Details:

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

Certificate of Occupancy (COO-APP24-37601277) May 2024

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “AE-4”

Current Land Uses: Manufacturing

Direction: East

Current Base Zoning: “C-2 CD”

Current Land Uses: Office, Warehouse

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: “AE-3”, “AE-3 S”

Current Land Uses: Upholstery Shop, Library

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and

traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

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:

The Arts and Entertainment District is a special district that is used to encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

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 minimum parking requirement for Floor Covering – retail is 1 space per 300 sf GFA

ISSUE:

None

ALTERNATIVES:

Current Zoning: "AE-3 S" Arts and Entertainment District encourages 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 a Carpenter Shop.

Proposed Zoning: "AE-3 S" Arts and Entertainment District encourages 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the FM78 Metro Premium 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 Eastside Community Area Plan, adopted 2024, and is currently designated as “Business/Innovation Mixed-Use” in the future land use component of the plan. The requested “AE-3” base zoning district is 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 zoning designations include “AE-3”, “AE-4” Arts and Entertainment Districts and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The current "AE-3 S" Arts and Entertainment District with a Specific Use Authorization for a Carpenter Shop is an appropriate zoning for the property and surrounding area. The proposed " AE-3 S" Arts and Entertainment District with a Specific Use Authorization for Floor Covering - Retail is also appropriate. The property fronts a Primary Arterial and is placed and sized adequately to accommodate the proposed development. The “S” Specific Use Authorization requires a site plan that will hold the applicant to the proposed layout of the development. Deviation from the approved document could warrant the need for 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 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.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

6. **Size of Tract:** The subject property is 0.9944 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** 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.

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

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 intends to rezone to “AE-3 S” to develop Floor Covering - Retail.