



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-2025-10700094

SUMMARY:

Current Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week

Requested Zoning: "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Jose Manuel Martinez

Applicant: Frank Telles

Representative: Frank Telles

Location: 5000 and 5002 South Flores Street

Legal Description: Lots 5-6, Block 10, NCB 7754

Total Acreage: 0.2594

Notices Mailed**Owners of Property within 200 feet:** 29**Registered Neighborhood Associations within 200 feet:** St. Leo's**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Lackland Air Force Base, Planning Department, Solid Waste Management Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1391, dated September 23, 1944, and was zoned "J" Commercial District. The property was rezoned by Ordinance 83932, dated April 11, 1996, with Lot 5 changed to "R-2" Two Family Residence District and Lot 6 changed to "O-1" Office District. Upon adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3, 2001, the properties zoned "R-2" Two Family Residence District and "O-1" Office District converted to "RM-4" Residential Mixed District and "O-2" High Rise Office District respectively. The property was rezoned by Ordinance 2018-05-17-0375, dated May 17, 2018, to the current "C-2 S" Commercial District with a Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week.

Code & Permitting Details:

REP-MBR-APP24-35007606 – Re-roof Application – July 2024

INV-PBP-24-3100004132 – Building without a permit – March 2025

INV-COI-24-3120001099 – Certificate of Occupancy load – March 2025

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** C-3, R-6**Current Land Uses:** Bar, Single-Family Residential**Direction:** East**Current Base Zoning:** RM-4, R-6**Current Land Uses:** Duplex, Vacant Lot, Single-Family Residential**Direction:** South**Current Base Zoning:** C-3NA**Current Land Uses:** Ice Station**Direction:** West**Current Base Zoning:** IDZ-2 for C-2 and MF-33 uses, MF-33**Current Land Uses:** Office, Vacant Lot, Single-Family Residential

Overlay District Information:

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 "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:

The Infill Development Zone (IDZ) 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: South Flores Street

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Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: East Edmonds Avenue

Existing Character: Local Street

Proposed Changes: None known

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

Routes Served: 43, 44, 243

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 Bar/Tavern is 1 space per 100sf of GSF, and the maximum parking requirement is 1 space per 75sf of GSF..

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

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Existing Character: Local Street

Proposed Changes: None known

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ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2 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.

The Specific Use Authorization is for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week.

Proposed Zoning: 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.

If approved, the IDZ-2 will allow uses for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week.

FISCAL IMPACT:

None

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

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 South Central Community Plan, adopted in 1999, and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "IDZ-2" base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff has not found 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-2" Commercial District, and "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District.

3. **Suitability as Presently Zoned:** The existing "C-2 S" Commercial District with a Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week is an appropriate zoning for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted for a Bar and/or Tavern Without Cover Charge 3 or More Days per Week is also appropriate. The applicant is rezoning due to a code violation of increasing the overall square footage of their building footprint, adding a patio cover for outside guests, and not proposing any change in the use. The "IDZ" base zone was suggested since there is "IDZ-2" across the street, and to help alleviate parking restrictions for the historic bar, established in 1965. South Flores Street is lined with commercial businesses, and the requested rezoning would align with the traditional business corridor.
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/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.

Relevant Goals and Objectives of the South Central Community Plan may include:

- Neighborhood Development/Environment Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
 - Objective 1 – Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
6. **Size of Tract:** The 0.2594 acre site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses. 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 objections to this request. The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA or property management may call the Solid Waste Management Department at 210-207-6428 to request an assessment to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.

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