



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-2025-10700093

SUMMARY:

Current Zoning: “RM-4 RIO-7D AHOD” Residential Mixed River Improvement Overlay-7D Airport Hazard Overlay District, “C-2 RIO-7D AHOD” Commercial River Improvement Overlay-7D Airport Hazard Overlay District, “C-3NA RIO-7D AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay-7D Airport Hazard Overlay District, and “C-3NA HS RIO-7D AHOD” General Commercial Nonalcoholic Sales Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District

Requested Zoning: “IDZ-2 RIO-7D AHOD” Medium Intensity Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “IDZ-2 HS RIO-7D AHOD” Medium Intensity Infill Development Zone Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in “C-2” Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 6, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: San Antonio River Authority Public Facility Corporation

Applicant: San Antonio River Authority Public Facility Corporation

Representative: Killen, Griffin & Farrimond, PLLC

Location: 702 and 712 South Flores Street and 201 West Sheridan Street

Legal Description: on the west 144 feet of Lot 1, NCB 930 and Lot 10, NCB 966

Total Acreage: 3.9062

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: San Antonio Texas District One Neighborhood Association, King William Neighborhood 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, Solid Waste Management

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned by Ordinance 20303, dated July 17, 1954 to "J" Commercial District. The property was rezoned by Ordinance 74924, dated December 9, 1991, with the northern portion of the property rezoned to "B-2" Business District, a portion to the east was rezoned to "R-2" Two-Family Residence District, and the majority of the property was rezoned to "B-3NA" Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3NA" Business, Non-Alcoholic Sales District converted to "C-3NA" General Commercial Nonalcoholic Sales District, the property zoned "B-2" Business District converted to "C-2" Commercial District and the property zoned "R-2" Two-Family Residence District converted to "RM-4" Residential Mixed District.

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: A small western portion of the property features inclusion into the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: D

Current Land Uses: Real Estate Agency, Commercial Parking Lot, Commercial Office

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Multi-Family Developments, Single-Family Dwellings

Direction: South

Current Base Zoning: C-1, RM-4

Current Land Uses: San Antonio Housing Authority, Park

Direction: West

Current Base Zoning: C-3NA, I-1, C-3, C-2 IDZ

Current Land Uses: Law Firm, Multi-Family Dwellings, Architecture Firm, Commercial Building

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 “RIO-7D” River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

“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.

Special District Information:

N/A

Transportation

Thoroughfare: South Flores Street

Existing Character: Minor, Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: East Arsenal Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Sheridan 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, 67, 243, 246, 275

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 in the Unified Development Code, Table 526-3b.

“IDZ-2” waives the minimum parking requirement by 50%.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “RM-4” Residential Mixed District allows 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.

“C-2” Commercial District accommodates 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.

“C-3NA” General Commercial Nonalcoholic Sales District are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

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 proposed "IDZ-2" would allow for uses permitted within “C-2” Commercial District.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is within ½ a mile from the Rockport Subdivision 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 “Urban 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 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 “C-2 IDZ” Commercial District Infill Development Zone and “C-3NA” General Commercial Nonalcoholic Sales District.
3. **Suitability as Presently Zoned:** The current “RM-4” Residential Mixed District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District are appropriate zonings for the property and surrounding area. The proposed “IDZ-2” Medium Infill Development Zone District with uses permitted in “C-2” Commercial District is also appropriate. The subject property is located along a secondary arterial providing adequate access for commercial uses. The site plan prescribed by the “IDZ-2” base zoning designation will regulate various development aspects and deviation from the approved plan could warrant additional City 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 objects of the Comprehensive Plan may include:
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

The request does not appear to conflict with any public policy. Relevant goals and objects of Downtown Area Regional Plan may include:

- Goal 1: Preserve and Enhance Downtown’s Authenticity
 - o Grow and evolve in meaningful ways that encourage attachment between people and places.
 - Goal 4: Diversify the Mix Uses
 - o Encourage new and renovated buildings to incorporate a mix of uses.
6. **Size of Tract:** The subject property is 3.9062 acres, which could reasonably accommodate the commercial development.
 7. **Other Factors:** This request is for the San Antonio River Authority for additional parking and potential future redevelopment.

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

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 will need to contact the Solid Waste Management Department 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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There is a historic age structure present on this property. A 30-day review period may be required for demolition.