



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 2, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2022-10700184

**SUMMARY:**  
**Current Zoning:** "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District

**Requested Zoning:** "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone Overlay River Improvement Overlay 2 Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 2, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** CUV Grayson LLC

**Applicant:** Houston Carpenter

**Representative:** Patrick W. Christensen

**Location:** 125 West Grayson Street

**Legal Description:** Lot 5, Lot 6, and Lot 7, Block A, NCB 7006

**Total Acreage:** 0.26

### **Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** The Tobin Hill Community Association

**Applicable Agencies:** Fort Sam Military Base, Planning Department, Office of Historic Preservation

### **Property Details**

**Property History:** The property was located within the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. The property was rezoned by Ordinance 83331, dated December 14, 1995 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1"

**Current Land Uses:** Vacant Building

**Direction:** South

**Current Base Zoning:** C-3 NA

**Current Land Uses:** Dog Boarding

**Direction:** East

**Current Base Zoning:** C-3 NA

**Current Land Uses:** Office Building

**Direction:** West

**Current Base Zoning:** IDZ-3

**Current Land Uses:** Vacant Land

### **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.

### **Special District Information:**

The "RIO-2" 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.

### **Transportation**

**Thoroughfare:** West Grayson Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** East Euclid Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is Public Transit within walking distance of the Subject Property.

**Routes Served:** 8

**Traffic Impact:** The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report will be required.

**Parking Information:** The minimum parking requirement for a Restaurant is 1 space per 100 GFA. "IDZ" Infill Development Zone used as an overlay district waives the minimum parking requirement.

**ISSUE:** None.

### **ALTERNATIVES:**

**Current Zoning:** "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

**Proposed Zoning:** "C-3 IDZ" General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted.

Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The proposed “IDZ” Infill Development Zone used as an overlay district waives the minimum parking requirement.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located with the Midtown Regional Center and within ½ a mile from the New Braunfels Avenue 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 Midtown Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the future land use designation. The proposed rezoning is only to add the “IDZ” Infill Development Zone overlay which is also consistent for the area.
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.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The requested zoning maintains the base “C-3” General Commercial and proposes rezoning to add “IDZ” Infill Development Zone District as an Overlay. The addition of the Overlay waives the parking requirement.
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 objectives of the Midtown Regional Center Plan.
  - Goal 3: Promote a Healthy Environment o Promote urban design standards that create healthy and sustainable environments.
    - o Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.
  - Goal 1: Enhanced Mobility Options
    - o Develop a multi-modal network that provides options for pedestrians, cyclists and public transit riders that provides stellar connectivity to other major employment hubs as well

as the rest of the city.

o Encourage innovative traffic congestion solutions and parking management strategies.

- GCF Policy 7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

- GCF Policy 8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

- 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.

- Goal 4: Support Unique, Mixed Activity Areas: Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.

- LU Recommendation #4: Land use decisions should support the continued use or adaptive reuse of existing structures that contribute to the essential character of Midtown.

- ED Recommendation #1: Ensure Midtown has a diversity of buildings and amenities to support the existing variety of jobs through the creation of missing development types, and the preservation of desired building types and commercial and industrial areas at risk for redevelopment.

6. **Size of Tract:** The 0.26 acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** The applicant is rezoning to add an "IDZ" overlay to operate a restaurant without on-site parking.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

This property is designated in the "RIO-2" River Improvement Overlay District 2. Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.