



City of San Antonio

Agenda Memorandum

Agenda Date: March 21, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2023-10700024

SUMMARY:

Current Zoning: "R-4 RIO-7E AHOD" Residential Single-Family River Improvement Overlay 7E Airport Hazard Overlay District and "I-2 RIO-7E AHOD" General Industrial River Improvement Overlay 7E Airport Hazard Overlay District

Requested Zoning: "C-2 RIO-7E AHOD" Commercial River Improvement Overlay 7E Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2023

Case Manager: Ann Benavidez, Planner

Property Owner: Singh Etal

Applicant: Hau Nguyen

Representative: Hau Nguyen

Location: 2026 South Alamo Street

Legal Description: Lots 4-6, the west 51 feet of Lot A, and the west 14 feet of the east 74 feet of the north 34 feet of Lot A, NCB 920

Total Acreage: 0.305 Acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Office of Historic Preservation and Texas Department of Transportation

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" First Manufacturing District converted to the current "I-2" General Industrial District. A portion of the property was rezoned by Ordinance 2006-12-14-1441 dated December 14, 2006 to "R-4" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope, however, a southwestern corner of the property does feature incursion into the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA"

Current Land Uses: Post Office

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-4" "I-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "R-4" "I-2"

Current Land Uses: Restaurant

Overlay District Information:

The "RIO-7E" 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.

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:

None.

Transportation

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Tunstall Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 44, 51, 62, 67, 243, 251, 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 minimum parking requirement for a liquor store is 1 parking space per 300 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-2" General Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

"R-6" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

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:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is within a ½ mile of 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 and is currently designated as “Employment/Flex Mixed Use” in the future land use component of the plan. The requested “C-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. There is “C-3NA” General Commercial Nonalcoholic Sales across Alamo Street and “I-2” Heavy Industrial zoning to the south of the subject property on Tunstall.
3. **Suitability as Presently Zoned:** The current “I-2” General Industrial District is not an appropriate zoning for the property or surrounding area, and the “R-4” Residential Single-Family District is appropriate given the existing development pattern. The proposed “C-2” Commercial District is more appropriate. While the property abuts residential properties, the request for “C-2” constitutes a downzoning from the existing “I-2” Heavy Industrial designation found on most of the property. The property also fronts an arterial street and is in close proximity to Interstate Highway 10 (IH-10), which is suited to commercial use.
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 SATomorrow Downtown Regional Center Area Plan:
 - Goal 4: Diversify the Mix of Uses in the Downtown Core
 - o Encourage new and renovated buildings to incorporate a mix of uses
 - o Encourage the development of vacant lots in the city center with a geographically balanced mix of uses
 - o Cultivate entrepreneurship, small business, and innovation
6. **Size of Tract:** The subject property is 0.305 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to develop a liquor store on the property.

This property is designated in the RIO-7E. Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. 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 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. To date, no application has been made to the Office of Historic Preservation for this project.