



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 21, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2023-10700008

**SUMMARY:**

**Current Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-family Dwellings not to exceed 76 units per acre, Hotel and Studio-sound and recording

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 21, 2023

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** Mauricio Marcushamer

**Applicant:** Mitsuko Ramos

**Representative:** Mitsuko Ramos

**Location:** 1900 North Alamo Street

**Legal Description:** Lot 7, Block 21, NCB 978

**Total Acreage:** 0.21

**Notices Mailed****Owners of Property within 200 feet:** 27**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance  
Neighborhood Association**Applicable Agencies:** Fort Sam Military Base, Planning Department**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "I" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I" Business District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2013-01-17-0037, dated January 17, 2013, to the current "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District, Multi-family Dwellings not to exceed 76 units per acre, Hotel and Studio-sound and recording.

**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:** Single Family Residence**Direction:** South**Current Base Zoning:** IDZ**Current Land Uses:** Dog Park**Direction:** East**Current Base Zoning:** IDZ**Current Land Uses:** Food Service Establishment**Direction:** West**Current Base Zoning:** IDZ**Current Land Uses:** High Rise Professional Office and parking Garage**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:**

N/A

**Transportation****Thoroughfare:** North Alamo**Existing Character:** Minor**Proposed Changes:** None Known**Thoroughfare:** East Grayson**Existing Character:** Minor**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 14, 20, 9, 209, 214

**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 Bar/ Tavern is 1 space per 100 sf GFA.

“IDZ” as an overlay district waives the minimum parking requirement.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** The "IDZ" Infill Development Zone is to provide flexible standards for the development and reuse of underutilized parcels within a qualifying area of the city. Although this district still exists, it is no longer approved for new properties. This IDZ permits uses in "C-2" Commercial District, Multi-family Dwellings not to exceed 76 units per acre, Hotel and Studio-sound and recording.

**Proposed Zoning:** The "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.

“IDZ” Infill Development Zone as an overlay district waives the minimum parking requirement for the property.

**FISCAL IMPACT:**

None.

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

The subject property is located within the Midtown Regional Center and is located within ½ mile from the Austin Highway and New Braunfels Avenue Premium Transit Corridors.

**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.
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 “IDZ” Infill Development Zone District with uses permitted in "C-2" Commercial District, Multi-family Dwellings not to exceed 76 units per acre, Hotel and Studio-sound and recording is an appropriate zoning for the property and surrounding area. The requested “C-3 IDZ” General Commercial Infill Development Zone Overlay District is also an appropriate zoning for the property and surrounding area. The request allows most of the same uses as the previous IDZ ordinance, while removing the multi-family request. These higher intensity commercial use of the property is appropriate for the location due to the surrounding large-scale mixed use IDZ developments and nearby “I-1” General Industrial zoning.
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 objective.
  - Goal 4: Support Unique, Mixed Activity Areas
  - Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary’s Street music culture.
  - Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.
  - Goal 7: Stimulate a Thriving Economy
  - Create more employment opportunities to continue attracting a diverse residential population.
  - Continue to improve Midtown’s great assets and public spaces, such as the Broadway Cultural Corridor, to attract more employers.
  - Goal 10: Pursue Transformative Projects

- Elevate Midtown's aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

6. **Size of Tract:** The 0.21 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to construct a Bar/ Tavern.

The zoning request includes a request for nonresidential uses or multifamily uses adjacent (refer to definition in Appendix A as there is a difference between abutting and adjacent) to an existing single family residential use, the applicant is required to construct and maintain a 6-foot solid screen fence, prior to obtaining a Certificate of Occupancy, per Section 35-514(d).

Properties that abut lots zoned residential or are developed with a single-family use, the height of the subject property is restricted to the maximum height of the single family district within 50 feet of the property line.