



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 21, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
Zoning Case Z-2023-10700117 HL

**SUMMARY:**

**Current Zoning:** "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution

**Requested Zoning:** "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 20, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Basila Frocks, LLC

**Applicant:** DreamOn Development Company, LLC

**Representative:** Julissa Carielo

**Location:** 502 North Zarzamora Street

**Legal Description:** Lot 13, Block 4, NCB 2820

**Total Acreage:** 0.73

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** Prospect Hill Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base, Office of Historic Preservation, Planning

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "G" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "G" Local Retail District converted to the current "C-2" Commercial District. The property was rezoned by Ordinance 2019-03-21-0260, dated March 21, 2019, to "IDZ-3" High Intensity Infill Development Zone.

**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:** "C-3 R" "C-2" and "MF-33"

**Current Land Uses:** Auto Repair

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Property

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Property and Office

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Convenience Store

**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.

The “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:**

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:** North Zarzamora

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Thoroughfare:** West Martin Street

**Existing Character:** Minor

**Proposed Changes:** None known.

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

**Routes served:** 77, 103, 277

**Traffic Impact:** “IDZ-3” waives the requirement for a Traffic Impact Analysis.

**Parking Information:** The minimum parking requirement for Winery with Bottling is 1 space per 1,500 sf GFA. The maximum parking requirement for Winery with Bottling is 1 space per 300 sf GFA. “IDZ-3” waives the minimum parking requirement by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “IDZ-3” High Intensity Infill Development Zone allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density 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.

**Proposed Zoning:** “IDZ-3” High Intensity Infill Development Zone allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density 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 “HL” adds a Historic Overlay.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center and within ½ a mile from the Zarzamora 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 not located within a Neighborhood, Community, or Sector Plan. Application of the “HL” Overlay is consistent with the overall comprehensive plan
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 rezoning is for the application of historic designation and does not change the current use or base zoning designation.
3. **Suitability as Presently Zoned:** The proposed rezoning is for the application of “HL” Historic Landmark Overlay designation and does not change the current base zoning designation.
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. Goals may include:
  - HPCH Goal 1: San Antonio’s zoning and design review processes and procedures promote clear and effective historic and cultural preservation decisions.
  - HPCH Goal 2: Historic preservation policies, initiatives and incentives are regularly reviewed to enhance performance and effectiveness and are incorporated into elements of all City plans.
  - HPCH Goal 4: Historic and cultural preservation is effectively used as a tool for economic development in San Antonio.
  - HPCH Goal 6: San Antonio strategically incentivizes reinvestment in and reuse of landmark buildings and districts to protect those historic resources in accordance with established zoning and design guidelines.
6. **Size of Tract:** The 0.73 acre site is of sufficient size to accommodate the existing infill development zoning and addition of a historic overlay designation.

**7. Other Factors:** The request for landmark designation was initiated by the owner.

On June 7, 2023, the Historic and Design Review Commission (HDRC) approved a Finding of Historic Significance, identifying the property as historically significant based on criteria listed in Section 35-607 (b) of the Unified Development Code. The criteria identified as being applicable to the subject property are specified below. HDRC concurred with the applicant that 502 North Zarzamora met UDC criterion [35-607(b)3], [35-607(b)5], and [35-607(b)13] for a finding of historic significance in the process of seeking designation as a local historic landmark. In order to be eligible for landmark designation, a property must meet at least three of the criteria; 502 North Zarzamora meets nine.

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; For its prominent visibility in a community with few structures of its size and era and for its distinct values of socio-economic and cultural heritage to the community in which it exists.

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; For its connection to the Basila family who contributed to the economic and social development of San Antonio, to various musicians and social organizations, and to the architectural firm of Phelps & Dewees.

4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; As the work of architectural firm Phelps & Dewees who designed several of San Antonio's legacy landmarks including Alamo Stadium and the Travis Building.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; As an example of a daylight factory, a type of building which benefitted from reinforced concrete construction introduced in the early 20th century, allowing broad expanses and window walls making for safer and healthier working conditions for factory workers.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; For its prominent presence along N. Zarzamora and W. Martin, a historically and culturally significant corridor.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; For its distinctive corner location, durability of materials such as structural clay tile, and its daylight factory design with Italianate influences.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; For its contribution to the economic heritage of San Antonio as the "Garment Capitol of the South" in the 1930s, for its reflection of the cultural heritage of seamstress workforce and for its later contribution to San Antonio's music industry.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; For its relationship to other factories in San Antonio's historic core, linking them to San Antonio's prosperity of the Roaring 20s.

15. It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; As a reminder of the

confluence of cultures and social heritage of San Antonio's Westside.

The applicant requests the Historic Landmark Overlay on top of their base "IDZ-3" Zoning.