



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
Zoning Case Z-2021-10700349 S

SUMMARY:

Current Zoning: "C-2 IDZ H MLOD-3 MLR-2 AHOD" Commercial Infill Development Zone Overlay Historic Government Hill Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S IDZ H MLOD-3 MLR-2 AHOD" Commercial Infill Development Zone Overlay Historic Government Hill Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Bar/Tavern without Cover Charge

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: 1518 Grayson LLC

Applicant: Breakaway Brewing Company

Representative: Patrick Christensen

Location: 1518 East Grayson Street

Legal Description: Lot A3, NCB 1258

Total Acreage: 0.3265 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to "I-1" General Industrial District. The property rezoned under Ordinance 2010-11-04-0971, dated November 4, 2010, from "I-1" General Industrial District to the current "C-2 IDZ" Commercial Infill Development Zone Overlay District.

Topography: A portion of subject property is located with the Upper SAR Watershed and Aquifer Artesian Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MR

Current Land Uses: Fort Sam Houston base

Direction: South

Current Base Zoning: C-2 IDZ, IDZ-3

Current Land Uses: Parking Lot, Engineering Consultant Office

Direction: East

Current Base Zoning: C-2 IDZ, MR

Current Land Uses: Bar, Commercial Space, Fort Sam Houston base

Direction: West

Current Base Zoning: IDZ-3

Current Land Uses: Bank, Veterans Services

Overlay District Information:

The Government Hill Historic District is an overlay district which was adopted in April 11, 2002. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. 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.

The "MLOD-3" Martindale Army Airfield 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.

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: East Grayson Street

Existing Character: Minor Public Road

Proposed Changes: None

Thoroughfare: North New Braunfels Avenue

Existing Character: Minor Public Road

Proposed Changes: None

Public Transit: There is one (1) VIA bus route within proximity to the subject property.

Routes Served: 20

Traffic Impact: Preliminary – Prior to submittal at time of building permit and/or plat site plan will be required. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit.

Parking Information: The minimum parking requirement is 1 per 100 sf of GSF. "IDZ" as an overlay district waives the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current 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. "IDZ" Infill Development Zone Overlay Districts are meant 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.

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. “IDZ” Infill Development Zone Overlay Districts are meant 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.

The proposed “S” Specific Use Authorization would allow a bar/tavern without cover charge.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium transit corridor and is within proximity to a regional center.

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 Government Hill Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested “C-2” Commercial 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 primarily “C-2” Commercial District, “IDZ-3” High Intensity Infill Development Zone District, and “MR” Military Reserve District. The proposed “C-2” Commercial District maintains the base zoning and the Specific Use Authorization allow for a Bar/Tavern which is consistent with current commercial developments.
- 3. Suitability as Presently Zoned:** The existing "C-2 IDZ" Commercial Infill Development Zone Overlay District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S IDZ” Commercial Infill Development Zone Overlay District with a Specific Use Authorization for a Bar/Tavern without Cover Charge is also an appropriate zoning for the property and surrounding area.
- 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.

Relevant Goals and Policies of the Government Hill may include:

- LU Goal 2.1 Redevelop and revitalize the neighborhood

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

6. Size of Tract: The 0.3265-acre site is of sufficient size to accommodate the proposed Commercial uses and development.

7. Other Factors:

The subject property is located within the Fort Sam Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JB SA were notified of the proposed request. The Military has indicated that there is no objection to the request.

This property is located within the local historic district, Government Hill. Any proposed exterior alterations, including signage, 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. To date, no application has been made to the Office of Historic Preservation for this project.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant intends to utilize the existing space for a bar establishment.