



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 19, 2024

**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-2023-10700260

**SUMMARY:**

**Current Zoning:** "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "C-2NA NCD-1 IDZ AHOD" Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Lockwood City Group, LLC

**Applicant:** Lockwood City Group, LLC

**Representative:** P. W. Christensen

**Location:** 1422 South Saint Mary's Street

**Legal Description:** Lot 3, Block 31, NCB 2992

**Total Acreage:** 0.186

**Notices Mailed****Owners of Property within 200 feet:** 30**Registered Neighborhood Associations within 200 feet:** King William and Lavaca**Applicable Agencies:** NA**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 "J" Commercial District. The property was rezoned by Ordinance 74924, dated December 9, 1991, to "B-3NA" Business Nonalcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3NA" Business Nonalcoholic Sales District converted to the current "C-3NA" General Commercial District.

**Code & Permitting Details:**

There is no code enforcement or permitting history for the subject property.

**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-2**Current Land Uses:** SAFD Station #7**Direction:** South**Current Base Zoning:** C-3NA**Current Land Uses:** Coffee Shop, Office Space, Residences**Direction:** East**Current Base Zoning:** C-2**Current Land Uses:** Parking Lot, Residence**Direction:** West**Current Base Zoning:** C-3NA, RM-4, IDZ for uses permitted in "C-2NA NR"**Current Land Uses:** Residences, Office Spaces**Overlay District Information:**

The South Presa/South St. Mary's Street Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

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:** South St. Mary's Street

**Existing Character:** Principal

**Proposed Changes:** None Known

**Thoroughfare:** Florida Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 34, 42, 232, 242

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for a Church is 1 space per 8 seats. The maximum parking requirement for a Church is 1 space per 1.5 seats. "IDZ" as an overlay district waives the minimum parking requirement.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

**FISCAL IMPACT:**

None

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

Subject property is located with the Downtown Regional Center and is not within ½ a mile from the Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with an Alternate Recommendation for “C-2NA” Commercial Nonalcoholic Sales without the IDZ Overlay.

**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, adopted in 2019, and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “C-2NA” 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 “C-3NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2NA IDZ” Commercial Nonalcoholic Sales Infill Development Zone Overlay District constitutes a downzoning of the property, but the “IDZ” used as an overlay to waive site parking is not appropriate. The St. Mary’s Corridor currently struggles with limited parking options for its numerous businesses and without any required parking, patrons will likely opt to park on local side streets which are meant to serve area homes. Thus, Staff recommends Denial, with an Alternate Recommendation for “C-2NA” Commercial Nonalcoholic Sales, but without the “IDZ Overlay” which would eliminate parking on the subject property.
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 Comprehensive Plan may include:
  - GCF Goal 2: Priority growth areas attract jobs and residents.
  - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
  - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
  - 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.
6. **Size of Tract:** The 0.186-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant is requesting the change of zoning for a church use, and proposing the “IDZ” Overlay to waive parking requirements.