



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2023-10700072 CD

SUMMARY:

Current Zoning: "C-1 NCD-2 AHOD" Light Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-1 CD IDZ NCD-2 AHOD" Light Commercial Landmark Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Wine Bar

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: 2810 North Flores LLC

Applicant: Vintrigue LLC

Representative: Patrick Christensen, PC

Location: 2806 North Flores Street

Legal Description: Lot 11 and Lot 12, Block 29, NCB 1841

Total Acreage: 0.2805

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association

Applicable Agencies: Planning Department

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 86704 dated September 25, 1997 to "B-2" Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "B-2" Business District converted to "C-2" Commercial District. The property was rezoned by Ordinance 2022-12-01-0916 dated December 1, 2022 to the current "C-1" Light Commercial District.

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" and "RM-4"

Current Land Uses: Auto Service and Residential Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Ambulance Service

Direction: West

Current Base Zoning: "O-2"

Current Land Uses: Vacant Property

Overlay District Information:

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. The Alta Vista Neighborhood Conservation District (NCD-2) 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: North Flores Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: West Woodlawn Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None known.

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

Routes Served: 90

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: "IDZ" as an overlay waives the parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-1" Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "C-1" Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of

plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The proposed “CD” Conditional Use will allow a Wine Bar.

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 San Pedro 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 Midtown Neighborhood Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-1" 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-1" Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed "C-1 CD" Light Commercial District with a Conditional Use for a Wine Bar is also an appropriate zoning for the property and surrounding area. The building on the subject property is currently vacant and abuts properties zoned "C-2", "RM-4", and "R-6". The proposed Conditional Use will retain the uses permitted in the "C-1" base zoning district and would permit the use of a wine bar with a prescribed site plan. The requested “IDZ” Infill Development Zone as an overlay waives the parking requirement.
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 of the Midtown Neighborhood Plan.

Goals and Objectives include:

Goal 1: Economic Development: Revitalize and enhance the neighborhoods’ historic commercial centers.

Objective 1.1: Historic Character: Preserve the historic character of the neighborhood

commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro. Objective 1.3: Business Development: Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers. Objective 2.3: Home Improvement and Maintenance: Improve the condition, appearance and maintenance of the neighborhoods' housing and yards.

6. **Size of Tract:** The 0.2805 acre site is of sufficient size to accommodate the proposed light commercial development.
7. **Other Factors:** The property owner intends to maintain the original structure on the property and add operation of a Wine Bar.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.