



City of San Antonio

Agenda Memorandum

Agenda Date: June 5, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700166

SUMMARY:

Current Zoning: “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District

Requested Zoning: “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, and four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist, “RM-6” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “IDZ-1” Limited Intensity Infill Development Zone District (with uses permitted in “NC” Neighborhood Commercial District and “C-1” Light Commercial District), “IDZ-2” Medium Intensity Infill Development Zone District (with uses permitted in “C-2” Commercial District, Coffee Roasting, and “MF-33” Multi-Family District), “L” Light Industrial District, “MF-33” Multi-Family District, “NC” Neighborhood Commercial District, “TOD-TR-2.5” Transit Transition District, “TOD-MX-3” Transit Mixed-Use District, “TOD-HI-3 S” Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing, with all overlay districts remaining unchanged.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: Roosevelt Park Large Area Rezoning

Legal Description: NCB A20, A-20, 20, 1669, 1674, 1675, 1682, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 3057, 3120, 3121, 3128, 3129, 3132, 3142, 3143, 3851, 3854, 6098, 6305, 6306, 6392, 6519, and 6579, generally bounded by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South and the San Antonio River to the West.

Total Acreage: Approximately 238 acres

Notifications

Notices Mailed: 574

Registered Neighborhood Associations: Roosevelt Park Neighborhood Association

Applicable Agencies: World Heritage Office

Property Details

Property History: The subject properties were part of the original 36 square miles of the City of San Antonio and the area was originally zoned “D” Apartment District, “J” Commercial District and “B” Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned “D” Apartment District converted to “MF-33” Multi-Family District, properties zoned “J” Commercial District converted to “I-1” General Industrial District, and properties zoned “B” Residential District converted to “R-4” Residential Single-Family District.

Code & Permitting Details:

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

Topography: A portion of subject area is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, C-2, I-1, IDZ

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: East

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: South

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: West

Current Base Zoning: Multiple Zoning Districts

Current Land Uses: Single-Family, Industrial, Commercial

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.

The "MC-1" Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

The Mission Historic District, is an overlay district which was adopted in 1977. 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 "RIO-4" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

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.

The Transit Oriented Development District is a special district that encourages a mix of residential and commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas. A site plan is required for a rezoning to "TOD" that will include the

location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: South Presa, Roosevelt Avenue, Mission Avenue

Existing Character: Local, Principal, Collector

Proposed Changes: None Known

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

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-40” Multi-Family District, “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District

Proposed Zoning: “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, and four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for a Medical Clinic-Therapist, “RM-6” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “IDZ-1” Limited Intensity Infill Development Zone District (with uses permitted in “NC” Neighborhood Commercial District and “C-1” Light Commercial District), “IDZ-2” Medium Intensity Infill Development Zone District (with uses permitted in “C-2” Commercial District, Coffee Roasting, and “MF-33” Multi-Family District), “L” Light Industrial District, “MF-33” Multi-Family District, “NC” Neighborhood Commercial District, “TOD-TR-2.5” Transit Transition District, “TOD-MX-3” Transit Mixed-Use District, “TOD-HI-3 S” Transit Hybrid-Industrial District with a Specific Use Authorization for Warehousing with all overlay districts remaining unchanged.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Downtown Area Regional Center Plan and a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, as amended.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** Subject properties are located within the Downtown Area Regional Center Plan, adopted December 5th, 2019. The recommended base zoning district changes are consistent with the adopted future land use designations.
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 uses are consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The subject area currently includes a mix of residential, commercial, and industrial zoning. Some properties are located within special zoning districts, such as the Infill Development Zone (IDZ), while others remain vacant or underutilized. Although many zoning designations align with current land uses, inconsistencies exist. For example, single-family homes are located on parcels zoned for multi-family use between Groveton and Grove Avenue, including along Lowell and West Whittier Streets. Additionally, South Presa Street, which functions as a commercial corridor, is currently zoned for industrial use. These inconsistencies are partly due to the adoption of the Unified Development Code (UDC) in 2001, which replaced the older 1938 and 1965 zoning systems. Staff have conducted fieldwork and data analysis, held community meetings, and engaged with a wide range of stakeholders to develop zoning recommendations that better reflect current land uses and support future growth in the 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 proposed large area rezoning does not conflict with the following goals and strategies of the Downtown Area Regional Center Plan.

Goal 1: Preserve and Enhance Downtown's Authenticity

- Grow and evolve in meaningful ways that encourage attachment between people and places;
- Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;

- Preserve and protect the World Heritage designated San Antonio Missions and other historical sites by ensuring compatible growth; and
- Encourage adaptive reuse.

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses;
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
- Cultivate entrepreneurship, small business, and innovation;
- Attract additional housing and a diversity of employment options in the Downtown Core; and
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
- Preserve existing affordable housing;
- Emphasize the development of “Missing Middle” housing for both renters and owners; and
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

6. Size of Tract: Approximately 238 acres

- 7. Other Factors:** City Council approved a Resolution on June 20th, 2024 (2024-06-20-0033R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the Roosevelt Park Neighborhood. The goal is to align zoning with the current use of properties in the area. Throughout the past few decades many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion from the “old” zoning code, which utilized an A-J tiered system of zoning, to the new system we use today. Staff is recommending a change of zoning on 188 properties.

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.

A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.