



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700031

SUMMARY:

Current Zoning: "C-1 H MC-1 MPOD AHOD" Light Commercial Mission Historic Overlay
Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay
District

Requested Zoning: "C-2 H MC-1 MPOD AHOD" Commercial Mission Historic Overlay
Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay
District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2024. This case was continued from the April 2 and
April 16, 2024 hearings.

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Alamo Commercial Rentals, LLC

Applicant: CommuniCare Health Centers

Representative: Andrea Albright

Location: 3267 Roosevelt Avenue

Legal Description: 0.6967 acres out of NCB 11919

Total Acreage: 0.6967 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Mission San Jose

Applicable Agencies: Parks Department, Office of Historic Preservation, Aviation Department, World Heritage Office, Planning Department, TxDOT

Property Details

Property History: Subject property was annexed into the City of San Antonio by Ordinance 1391, dated September 23, 1944, and zoned “J” Commercial District. Property was rezoned by Ordinance 60953, dated June 27, 1985, to “B-3R” Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3R” Restrictive Business District converted to “C-3R” General Commercial Restrictive Alcoholic Sales District. The property was rezoned by Ordinance 2009-10-01-0797, dated October 1, 2009, to “C-2” Commercial District. The property was rezoned by Ordinance 2018-08-02-0582, dated August 2, 2018, to the current “C-1” Light 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-1

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: C-1

Current Land Uses: Restaurant, Motel

Direction: East

Current Base Zoning: R-6

Current Land Uses: Mission San Jose

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Overlay District Information:

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 “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 “MPOD” Mission Protection Overlay District is an overlay district that imposes additional height and design regulations in the vicinity of the historic San Antonio missions.

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:

None

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial

Proposed Changes: None known

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

Routes Served: 42, 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 Medical – Clinic is 1 space per 400 sf GFA, and the maximum parking requirement is 1 space per 100 sf GFA.

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-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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located with a Regional Center but is within ½ a mile from the Looper 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 South Central San Antonio Community Plan, updated in 2005, and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "C-2" 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 "C-1" Light Commercial District.
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-2" Commercial District is also an appropriate zoning. The proposed zoning is consistent with the surrounding commercial zoning and uses and is appropriate along the Roosevelt Corridor. The applicant intends to open a medical clinic.
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 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF Goal 6: Growth and city form support community health and wellness.
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

- H P25: Invest in neighborhood amenities and infrastructure that will benefit existing residents while attracting new residents to underserved areas.
- H P30: Ensure infill development is compatible with existing neighborhoods.
- 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

Relevant Goals and Objectives of the South Central San Antonio Community Plan may include:

- Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
- Objective 1 – Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
- Strategies 1.1 & 2 – Economic Development:
 - 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
 - 2) Attract investors for vacant land and buildings available for development.

- 6. Size of Tract:** The 0.6967 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** This property is located within the Mission Historic District. Any proposed exterior alterations and new construction 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.

As per TxDOT, no access may be allowed along Roosevelt Ave due to spacing. TxDOT coordination would be required.

The applicant is requesting a change of zoning to permit a Medical Clinic on the property.