



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2025-10700033

SUMMARY:

Current Zoning: "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for on-premise consumption of alcoholic beverages

Requested Zoning: "IDZ-2 MC-1 AHOD" Medium Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: PMM Structures, LLC

Applicant: Michael Lockwood

Representative: Michael Lockwood

Location: 1504-1508 Roosevelt Avenue

Legal Description: Lot 22, Lots 41-46, Block 2, NCB 2961 and the north 15 feet of Lots 1-5, Block 34, NCB 3589

Total Acreage: 0.9663

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: World Heritage Organization, Solid Waste Management Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and the eastern properties were zoned “B” Residence District and western properties zoned “F” Local Retail District. The property was rezoned by Ordinance 61454, dated September 19, 1985, to “R-1” One Family Residence District and “B-2 S.U.P.” Business District with a Special Use Permit for on-premise consumption of alcoholic beverages. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the portion zoned “R-1” One Family Residence District converted to the current “R-6” Residential Single-Family District and the portion zoned “B-2 S.U.P.” Business District with a Special Use Permit for on-premise consumption of alcoholic beverages converted to the current “C-2 CD” Commercial District with a Conditional Use for on-premise consumption of alcoholic beverages.

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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1, R-6

Current Land Uses: Motel, Residential Dwellings, Auto Body Shop

Direction: South

Current Base Zoning: C-1, R-6

Current Land Uses: Residential Dwellings, Bar

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: IDZ, R-4, C-2, C-2 CD, C-1

Current Land Uses: Apartment Complex, Residential Dwellings, Food Service Establishment, Auto Repair Shop

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.

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: Roosevelt Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: Fairbanks Avenue

Existing Character: Local

Proposed Changes: None known

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

Routes Served: 34, 232, 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 School – private university or college is 1 space per 4 students, and for Dwelling - Multi-Family use is 1.5 spaces per unit.

"IDZ-2" waives the minimum parking requirement by 50%.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-2 CD” 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.

The “CD” Conditional Use allows for on-premise consumption of alcoholic beverages.

“R-6” Residential Single-Family District allows for single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-2” would allow for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units.

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN: Subject property is located within the Downtown Regional Center and is within ½ a mile from the Rockport Subdivision 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 Downtown Area Regional Center Plan, adopted in December 2019, and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “IDZ-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. Properties surrounding the subject site are zoned “IDZ” Infill Development Zone and “C-2” Commercial District.

- 3. Suitability as Presently Zoned:** The existing “C-2 CD” Commercial District with a Conditional Use for on-premise consumption of alcoholic beverages and “R-6” Residential Single-Family District are appropriate zonings for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for a Vocational Trade School (No Outside Storage & Training Area Permitted) and eight (8) dwelling units is also appropriate. The intent of the zoning is for a vocational school with student housing. Given the mix of commercial and residential uses in the area, the proposed zoning and use aligns with surrounding properties. Additionally, the subject property fronts Roosevelt Avenue, a primary arterial, which is capable of accommodating commercial traffic. The site plan prescribed by the “IDZ-2” base zoning designation will regulate various development aspects and deviation from the approved document could warrant additional City Council consideration. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.
- 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. Relevant Goals and Policies of the Comprehensive Plan may include:
- JEC P7: Support collective impact initiatives that identify, prioritize and support accountability in the execution of comprehensive workforce development strategies that ensure the entire spectrum of San Antonio citizens have access to the training that can connect them to gainful employments.
 - JEC P23: Attract a skilled and educated workforce by providing a greater diversity of employment opportunities in targeted industries.
 - JEC Goal 3: San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.
 - JH P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

Relevant Goals and Objectives of the Downtown Area Regional Center Plan may include:

- Goal 4: Diversify the Mix of Uses in the Downtown Core
 - o Encourage the development of vacant lots in the city center with a geographically balanced mix
 - o Attract additional housing and a diversity of employment options in the Downtown Core; and
- Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
 - o 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;
 - o Emphasize the development of “Missing Middle” housing for both renters and owners; and

6. **Size of Tract:** The 0.9663 acre site is of sufficient size to accommodate the proposed mixed-use development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial and residential uses. The site plan indicates a development of eight (8) units.

The proposed rezoning is seeking additional density for use as residential dwelling units. 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.

The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA or property management may call the Solid Waste Management Department to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.