



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 3, 2023

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2023-10700236

**SUMMARY:**

**Current Zoning:** "C-1 RIO-4 MC-1 AHOD" Light Commercial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Glass Blowing Studio

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 3, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** STE20 Holdings LLC

**Applicant:** Ralph and Kathleen Laborde

**Representative:** Kathleen Laborde

**Location:** 1014 Roosevelt Avenue

**Legal Description:** 0.47 acres out of NCB 2976

**Total Acreage:** 0.47 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation, World Heritage Office, Texas Department of Transportation

**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. Under the 2001 Unified Development Code (UDC), established by Ordinance 93881, dated May 3, 2001, the property zoned "J" Commercial District converted to "I-1" General Industrial 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 flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-1", "R-4", "UZROW"

**Current Land Uses:** Interstate Highway, Residential Dwelling

**Direction:** South

**Current Base Zoning:** "C-1", "C-2"

**Current Land Uses:** Motel

**Direction:** East

**Current Base Zoning:** "R-4"

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant commercial property, Food service establishment

**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 "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.

**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 Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** McKinley Ave

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 34, 36, 42, 232

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** The minimum parking requirement for most retail and service-oriented uses is 1 parking space per 300 square feet of gross floor area. The minimum parking requirement for a Fine Arts Studio is 1 parking space per 300 square feet of gross floor area.

The IDZ-2 base zoning district waives the minimum parking requirement by 50%.

**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: “IDZ-2” Medium Intensity Infill Development Zone District 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 “C-2” uses on the property and a Glass Blowing Studio.

**FISCAL IMPACT:**

None.

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

The subject property is located within the Downtown Regional Center Area and is within a ½ mile of the Rockport Subdivision Metro 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 SATomorrow Downtown Regional Center Area 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. While the property does have a single-family development pattern to the west, the property is abutting an interstate highway and is located along a commercial corridor.
3. **Suitability as Presently Zoned:** The current “C-1” Light Commercial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted in “C-2” Commercial District and Glass Blowing Studio is also appropriate. The property is placed and sized to adequately accommodate the proposed development and is located off a secondary arterial type B street, which can adequately handle commercial ingress/egress. Additionally, the subject property itself is located along a commercial corridor with well established low to medium commercial land uses that will complement the proposed commercial land use. The “IDZ-2” base zoning designation has a prescribed site plan that will detail various development aspects like building size and height, parking, and setbacks. Deviation from the approved document could require another public process and consideration by City Council.

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 objectives of the SA Tomorrow Downtown Area Regional Center Plan:
  - 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;
6. **Size of Tract:** The subject property is 0.47 acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-2” to develop a glass blowing studio and gallery, as well as to enable the property to accommodate food trucks.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses to include the glass blowing studio and food trucks.

This property is designated in the RIO-4 district. Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. 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.