



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 16, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2023-10700088

**SUMMARY:**

**Current Zoning:** "C-1 H RIO-5 MC-1 AHOD" Light Commercial Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District for two (2) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 16, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Christopher V Stubbs

**Applicant:** Christopher V Stubbs

**Representative:** Christopher V Stubbs

**Location:** 2126 Roosevelt Avenue

**Legal Description:** Lot 9 and the northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577

**Total Acreage:** 0.2166

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Saint Leo's Neighborhood Association

**Applicable Agencies:** Park, Office of Historic Preservation, Planning

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. The property was rezoned by Ordinance 53354, dated February 5, 1981 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 the current "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 2011-08-04-0627, dated August 4, 2011, to "MF-18" Limited Density Multi-Family District. The property was rezoned by Ordinance 2018-08-02-0582, dated August 2, 2018, 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:** "O-1"

**Current Land Uses:** Vacant Property

**Direction:** East

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

**Current Land Uses:** Offices

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Golf Course

**Direction:** West

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

**Current Land Uses:** Motel

**Overlay District Information:**

The Mission Historic District is an overlay district. 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-5" 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 "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 "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:** Roosevelt Avenue

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Thoroughfare:** McDonald

**Existing Character:** Local

**Proposed Changes:** None known.

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

**Routes served:** 82, 88, 282, 288

**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-1" waives the minimum 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: “IDZ-1” Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. 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-1” would permit two (2) dwelling units.

**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 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 South Central Community Plan and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "IDZ-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. Properties in the area are zoned “R-6” Residential Single-Family, “C-1” Light Commercial, “O-1” Office, “C-2NA” Commercial Nonalcoholic Sales and “MF-33” Multi-Family 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 "IDZ-1" Limited Intensity Infill Development Zone for two (2) dwelling units is also an appropriate zoning. The property is adjacent to a golf course and other mixes of residential and commercial uses. The proposed zoning is to utilize the existing dwelling units and will not increase the established density. The applicant also provided a site plan with the layout of the homes and the property. Any major amendments to zoning site plans require additional rezoning and approval 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 objective of the SA Tomorrow Comprehensive Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

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.

GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Objectives, Strategies and Initiatives of the South Central Community Plan may include:

Housing Objective 2: Encourage the rehabilitation of existing homes and the construction of new housing (1999 Plan)

Housing Strategy 2.1: Infill Housing: Construct all types of infill housing on vacant lots throughout the entire neighborhood (1999 Plan).

Land Use Update 2005: Mixed uses are desired along the corridors and specific nodes are targeted for transit-oriented development.

Land Use Update 2005: Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue.

- 6. Size of Tract:** The 0.2166 acre site is of sufficient size to accommodate the proposed dwelling development.
- 7. Other Factors:** This property is located within the Mission Historic District. Any future exterior modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.

The applicant is rezoning to utilize the two (2) dwelling units that currently exist on the property.