



City of San Antonio

Agenda Memorandum

Agenda Date: June 20, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700114

(Associated Plan Amendment Case PA-2024-11600039)

SUMMARY:

Current Zoning: "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-2NA MC-1 AHOD" Commercial Non-Alcoholic Sales Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024.

Case Manager: Alexa Retana, Planner

Property Owner: Bexar County Hospital District DBA University Health

Applicant: Dimensions Architects

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 7902 South Flores Street

Legal Description: Lot P-1A, NCB 11152

Total Acreage: 1.44 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Harlandale-McCollum Neighborhood Association and Harlandale Acres Neighborhood Association

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

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned “B” Residence District. The property was rezoned by Ordinance 62153, dated January 09, 1986, to “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Code & Permitting Details:

REQ-BPPR-24-42800046: Preliminary Plan Review

INV-BDS-24-2670005497: Property Maintenance Investigation

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: R-5, I-1, MHP

Current Land Uses: Residential Dwellings and Boat Repair Shop

Direction: South

Current Base Zoning: R-6, C-2, C-3

Current Land Uses: Gardening Business, Medical Office, Gas Station

Direction: East

Current Base Zoning: R-6

Current Land Uses: School

Direction: West

Current Base Zoning: C-2, MF-33

Current Land Uses: Apartments

Overlay District Information:

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:

None

Transportation

Thoroughfare: South Flores Street

Existing Character: Minor Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: March Avenue

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 43, 243, 42

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: “R-6” Residential Single-Family District allows 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: “C-2NA” Commercial Non-Alcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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 Stinson Airport Vicinity Land Use Plan, adopted in 2009, and is currently designated as “Parks Open Space” in the future land use component of the plan. The requested “C-2NA” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Community Commercial”. Staff recommends Approval. Planning Commission recommendation pending the June 12, 2024, hearing.
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-2” Commercial District and “R-6” Residential Single-Family.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2NA” Commercial Non-Alcoholic Sales District is also an appropriate zoning. The proposed zoning is consistent with the surrounding commercial uses and appropriate for the Roosevelt Corridor. Additionally, the subject property, previously owned by the City of San Antonio, acted as a medical clinic in previous years. The applicant intends to expand the existing structure, thus requiring a change of zoning.
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.
 - 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 Stinson Airport Vicinity Land Use Plan may include:

- Goal I: Protect the quality of life of residents including health, safety and welfare

- Objective 1.2 Discourage developments of incompatible uses on vacant land
 - Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
6. **Size of Tract:** The 1.44-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant is requesting a change of zoning to align with the existing medical clinic use on the property.

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 zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.