



City of San Antonio

Agenda Memorandum

Agenda Date: May 17, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700107

(Associated Plan Amendment PA-2022-11600038)

SUMMARY:

Current Zoning: "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of 20 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Summer McCann, Planner

Property Owner: CJS RS, LLC

Applicant: James Lifshutz

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 2000 block of Roosevelt Avenue at East Southcross Street

Legal Description: Lot 39, NCB 7665

Total Acreage: 18.24 Acres

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association

Applicable Agencies: Historic

Property Details

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 1391, dated September 22, 1944 and zoned “L” First Manufacturing District. The other portion of the property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned “J” Commercial District and “B” Residence District. The property was rezoned to “I-1” Light Industry District, “B-2” Business District and “B-3” Business District by Ordinance 60953, dated June 27, 1985. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned “I-1” Light Industry District converted to “I-1” General Industrial District, the portion of the property zoned “B-2” Business District converted to “C-2” Commercial District and the portion of the property zoned “B-3” Commercial District converted to “C-3” General Commercial District. Various portions of the subject site were rezoned to “C-1” Light Commercial District by Ordinance 2018-08-02-0582.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”, “C-3”, “I-1”

Current Land Uses: Art Supplies Store, Hotel

Direction: South

Current Base Zoning: “C-1”, “R-6”, “RM-4”, MF-33”, “I-1”

Current Land Uses: Hair Salon, Restaurant, Single-Family Dwellings, Apartments

Direction: East

Current Base Zoning: “R-4”, “MF-33”

Current Land Uses: Vacant Land, Apartments

Direction: West

Current Base Zoning: “I-1”, C-3”, “C-2”, “R-4”

Current Land Uses: Auto Repair, Sign Shop, School

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 "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 "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.

Special District Information: None.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial B

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial A

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

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

Routes Served: 42, 242

Traffic Impact: Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

****The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502****

A TIA Report will be required.

Parking Information: The minimum parking requirement for multi-family is 1.5 per unit. Parking requirements will vary based on the type of commercial use proposed.

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.

“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.

Proposed Zoning: “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with a Premium Transit Corridor and within ½ mile of the Brooks Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 South Central San Antonio Community Plan and is currently designated as “Mixed Use” and “Regional Center” in the future land use component of the plan. The requested “MXD” base zoning district is not consistent with a portion of the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use”. Staff recommends Approval. The Planning Commission recommendation is pending the May 11, 2022 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.
3. **Suitability as Presently Zoned:** The existing “C-1” Light Commercial and “C-2” Commercial District are appropriate zonings for the property and surrounding area. The proposed “MXD” Mixed Use District is also an appropriate zoning for the property. The subject area is currently made up of various commercial uses. The requested “MXD” would allow for a more cohesive development pattern and enhancement of the existing commercial corridor. The proposed development would include a mixture of multi-family and commercial uses which are already established in the larger surrounding area. Additionally, the proposed density is compatible with “MF-33” Multi-Family Districts to the east of the subject site.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

Public Policy: The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the South Central San Antonio Community Plan:

- Neighborhood Development/Environment 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.
 - Strategy 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
 - Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.
 - Objective 3 – Environment: Create a healthy environment for families and businesses.
5. **Size of Tract:** The 18.24-acre site is of sufficient size to accommodate the proposed mixed use development.
 6. **Other Factors:** This property is located within the Mission Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials 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 work on this property.

The applicant is rezoning to “MXD” for Commercial/Multi-Family Development with a gross density of 20 units per acre for the proposed multi-family.