



City of San Antonio

Agenda Memorandum

Agenda Date: March 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600121
(Associated Zoning Case Z-2022-10700345)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: “Community Commercial”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 25, 2023

Case Manager: Ann Benavidez, Planner

Property Owner: B P Newman Investment Co.

Applicant: Roosevelt Community, LLC

Representative: Brown and Ortiz, PLLC

Location: 3730 Roosevelt Avenue

Legal Description: 31.252 acres out of NCB 11177

Total Acreage: 31.252 Acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Harlandale-Mccollum Neighborhood Association

Applicable Agencies: World Heritage Office, Office of Historic Preservation, Stinson Airport, Texas Department of Transportation, Planning Department

Transportation

Thoroughfare: Mission Road

Existing Character: Minor

Proposed Changes: Mission Road (San Antonio River to Southeast Military Dr.) -- Construct streetscape improvements along Mission Road. Includes lighting, trail enhancements and other improvements as appropriate and within available funding.

Public Transit: There VIA bus routes in proximity to the subject property.

Routes Served: 42, 102

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Plan Goals:

- Goal 1: Protect the quality of life of residents including health, safety, and welfare.
- Objective 1.2: Discourage developments of incompatible uses on vacant land.
- Land Use Key Theme 6: Discouraging residential development north of the airport.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C-1, C-2, C-2P, UD, O-1

Land Use Category: “Mixed Use”

Description of Land Use Category:

A blend of residential, retail, professional service, office, entertainment, leisure, and other related uses that create a pedestrian-oriented environment.

Should have nodal development along arterial roads or transit stops.

High quality urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Should have a mix of uses in the same building or in the same development.

Commercial uses on the ground floor and residential or office uses on the upper floors.

Mixed use is inclusive of community commercial uses and the medium and high-density residential categories.

Permitted Zoning Districts: MXD, TOD, IDZ, UD, FBZD, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50, NC, C-1, C-2, C-2P, UD, O-1

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Roofing Company, Residential Dwelling

Direction: East

Future Land Use Classification:

“Community Commercial”, “Parks Open Space”

Current Land Use Classification:

Vacant, Church

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Inn, Vitamin Supplier, Concrete contractor, Event venue, Residential Dwelling

Direction: West

Future Land Use Classification:

“Community Commercial”, “Public Institutional”

Current Land Use Classification:

Bar, church, Medical Clinic

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Planning Commission recommends Approval.

The proposed land use amendment from “Community Commercial” to “Mixed Use” is requested to rezone the property to “IDZ-2” Limited Infill Development Zone District with uses permitted in “MHP” Manufactured Housing Park District. “Community Commercial” is an appropriate future land use designation for the property. While there is an existing residential development pattern in proximity to the subject property, the properties are existing non-conforming. The base zoning districts range from industrial to medium level intensity commercial, which is not compatible for residential infill development. Furthermore, the subject property is situated about a mile north of the airport; the land use plan specifically discourages new residential development north of Stinson Airport.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700345

Current Zoning: "C-2 H MC-1 AHOD" Commercial Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District & "C-2 H RIO-6 MC-1 AHOD" Commercial Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 H MC-1 AHOD" Medium Density Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District & "IZD-2 H RIO-6 MC-1 AHOD" Medium Density Infill Development Zone Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District

Zoning Commission Hearing Date: February 7, 2022