



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** April 13, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600028  
(Associated Zoning Case Z-2022-10700070)

**SUMMARY:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Plan Adoption Date:** April 2, 2009

**Current Land Use Category:** “Regional Commercial”

**Proposed Land Use Category:** “Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 13, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** WE- Roosevelt, LP

**Applicant:** WE- Roosevelt, LP

**Representative:** Brown & Ortiz, PC (c/o Caroline McDonald)

**Location:** Generally located Northwest of the Intersection of Roosevelt Ave. and Loop 410

**Legal Description:** 5.664 acres out of NCB 11156

**Total Acreage:** 5.664 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Stinson Airport

**Transportation**

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Herbst

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 42, 43

**ISSUE:** None.

**COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Adoption Date:** April 2, 2009

**Plan Goals:**

- Protect the quality of life of residents including health, safety, and welfare
- Protect integrity of existing residential neighborhoods
- Discourage developments of incompatible uses on vacant land
- Upgrade and enhance air front commercial property that is declining, is currently vacant, or is underutilized
- Encourage commercial development that respects the integrity of existing residential development

**Comprehensive Land Use Categories:**

**Land Use Category:** “Regional Commercial”

**Description of Land Use Category:**

- High intensity land uses that draw their customer base from a larger region.
- Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks, and shade trees in parking lots.

**Permitted Zoning Districts:** MC, C-1, C-2, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2

**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
- Should have a mix of uses in the same building or in the same development
- Inclusive of community commercial uses and the medium and high-density residential categories.

**Permitted Zoning Districts:** MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, O-2, RM-4,5,6, MF-18, 25, 30, 40, 50

## **Land Use Overview**

Subject Property

**Future Land Use Classification:** Regional Commercial

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Residential Dwelling

Direction: East

**Future Land Use Classification:** Mixed Use

**Current Land Use Classification:** Commercial establishments, Restaurant

Direction: South

**Future Land Use Classification:** Mixed Use

**Current Land Use Classification:** Vacant

Direction: West

**Future Land Use Classification:** Low Density Residential

**Current Land Use:** Residential dwelling

### **FISCAL IMPACT:**

There is no fiscal impact.

### **ALTERNATIVES:**

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

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment to “Mixed Use” to rezone to “MF-33” Multi-Family District, to develop multi-family housing at 33 units per acre. This is consistent with the “Mixed Use” land use to the north and south of the subject site. The existing “Regional Commercial” land use is out of character for the area and the plan amendment allows consolidation of land use for residential and mixed use development, which is more appropriate for the area.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700070**

**Current Zoning:** “C-3 MC-1 AHOD” General Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District

**Proposed Zoning:** “MF-33 MC-1 AHOD” Multi-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District

**Zoning Commission Hearing Date:** April 19, 2022

