



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700070

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: WE-Roosevelt, LLP

Applicant: WE-Roosevelt, LLP

Representative: Brown & Ortiz, PC

Location: Generally located in the 11700 Block of Southeast Loop 410

Legal Description: 24.89 acres out of NCB 11156

Total Acreage: 24.89 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Loma Mesa Residential Community

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and originally zoned “B” Residence District. The property was rezoned by Ordinance 55532 dated July 8, 1982, to “B-1” Business District. The property was rezoned by Ordinance 58563 dated April 5, 1984, to “R-4” Manufactured Home Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-4” Manufactured Home Residence District converted to “MH” Manufactured Home Residence District. The property was rezoned by Ordinance 2008-06-19-0625 dated June 19, 2008, to the current “C-3” General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-4” "C-3"

Current Land Uses: Residential Dwelling, Vacant

Direction: East

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

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “MH”

Current Land Uses: Vacant

Overlay District Information:

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 “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 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

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 a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: “MF-33” Multi-Family District allows multi-family development up to 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

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 Stinson Airport Vicinity Land Use Plan and is currently designated as “Mixed Use” and “Regional Commercial” in the future land use component of the plan. The requested “MF-33” base zoning district is consistent with the future land designation “Mixed Use”. The requested “MF-33” not consistent with the future land designation “Regional Commercial”. The applicant has requested a Plan Amendment that would designate the entire property “Mixed Use”. Staff and Planning Commission recommend Approval.
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-4” Residential Single-Family and “C-3” General Commercial and “I-1” General Industrial.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is not an appropriate zoning for the property and surrounding area as it does not align with future land use designation “Mixed Use”. The proposed “MF-33” is appropriate, as it will provide a transition between the “R-4” Residential Single-Family to the north and west, and the commercial zoning and industrial development to the east and south 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.
5. **Public Policy:** The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Stinson Airport Vicinity Land Use Plan:
 - Objective 1.1 Protect integrity of exiting residential neighborhoods
 - Objective 1.2 Discourage developments of incompatible uses on vacant land
 - Objective 2.1 Upgrade and enhance air front commercial property that is declining, is currently vacant, or is underutilized

6. **Size of Tract:** The subject property is 24.89 acres, which reasonably accommodates multi-family development.
7. **Other Factors:** The applicant is proposing to construct multi-family dwellings at a density of 33 units per acre. This would potentially allow up to 821 units.

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.