



City of San Antonio

Agenda Memorandum

Agenda Date: January 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment PA-2022-11600122
(Associated Zoning Case Z-2022-10700346 CD)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: “Mixed Use” and “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 25, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: WE-Roosevelt LP

Applicant: WE-Roosevelt LP

Representative: Brown & Ortiz, PC

Location: Generally Located at the 5000 block of Roosevelt Avenue

Legal Description: 1.27 acres out of NCB 11156

Total Acreage: 1.27

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Loma Mesa Homeowners Association and Villa Coronado Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Stinson airport, World Heritage Organization

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Rilling Road

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 42,43

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Plan

Plan Adoption Date: April 2, 2009

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

Relevant Goals, Objectives and Themes of the Stinson Airport Vicinity Plan may include:

- Goal 1: Protect the quality of life of residents including health, safety, and welfare.
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Key Theme 7: Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain lower impact community-oriented uses such as schools, churches, parks or community center are appropriate.

Permitted Zoning Districts: R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

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, NC, C-1, C-2, C-2P, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

“Mixed Use” and “Low Density Residential”

Current Land Use Classification:

Vacant lot

Direction: North

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Restaurant

Direction: East

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Salvage Yard

Direction: South

Future Land Use Classification:

“Mixed Use “

Current Land Use Classification:

Auto Parts Shop

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Single Family Dwelling

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 Approval.

The proposed Plan Amendment from “Mixed Use” and “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to “C-2 CD” Commercial District with Conditional Use for a Car Wash. This is consistent with the Stinson Airport Vicinity Plan’s objective to concentrate a mixed use node at Roosevelt Avenue and Loop 410 to serve as a gateway and prevent commercial encroachment into residential areas.

The proposed “Mixed Use” is appropriate along Roosevelt Avenue Corridor, which has established “Mixed Use” as a primary land use. The proposed Plan Amendment to “Mixed Use” is a compatible transition for the “Low Density Residential” land use to the west of the site and the already existing “Mixed Use” land use to the north, east, and south.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700346 CD

Current Zoning: "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District & "R-4 MC-1 AHOD" Single-Family Residential Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Carwash

Zoning Commission Hearing Date: February 7, 2023