



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 25, 2023

**In Control:** Planning Commission Meeting

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**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.

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. Finally, the property fronts a portion of Mission Road that is classified as a minor street, which is not the most ideal placement for the “Mixed Use” land use category.

**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