



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700345

(Associated Plan Amendment PA-2022-11600121)

SUMMARY:

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

Requested Zoning: "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District and "IDZ-2 H RIO-6 MC-1 AHOD" Medium Intensity 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 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

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41422, dated September 24, 1952, and was originally zoned "B" Residence District. The property was rezoned by Ordinance 62153, dated January 9, 1986, to "B-2" Business District, "B-3" Business District and "I-1" Light Industry District. A portion of the property was rezoned by Ordinance 84,156, dated May 23, 1996, to "R-7" Small Lot Home District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "B-3" Business District was converted to "C-3" General Commercial District, and the property zoned "R-7" Small Lot Home District was converted to "R-4" Residential Single-Family District. The property was rezoned by Ordinance 2009-10-01-0797, dated October 1, 2009, to "C-2" 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: "I-1" "C-3" "C-2"

Current Land Uses: Roofing Company, Residential Dwelling

Direction: South

Current Base Zoning: "I-1" "C-2" "C-2NA"

Current Land Uses: Inn, Vitamin Supplier, Concrete Contractor, Event Venue, Residential Dwelling

Direction: East

Current Base Zoning: "C-2", "C-3"

Current Land Uses: Vacant, Church

Direction: West

Current Base Zoning: "R-6", "C-3", "C-3NA"

Current Land Uses: Bar, Church, Medical Clinic

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.

This property is designated within the Mission Historic District. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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.

The "RIO-6" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial A

Proposed Changes: None known.

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

Traffic Impact: 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 manufactured housing park is one (1) parking space per unit.

If approved, the IDZ-2 base zoning district would waive the required parking spaces by 50%

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone District allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

If approved, the uses permitted by the “IDZ-2” base zoning district would be for a Manufactured Housing Park.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use”. Staff recommends Denial. Planning Commission recommends Approval.

2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not compatible with the surrounding zoning.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Limited Infill Development Zone District with uses permitted in “MHP” Manufactured Housing Park District is not appropriate. The property is situated on a block comprised almost entirely of industrial and medium level commercial zoning designations. While there are residential properties in proximity to the subject property, they are existing non-conforming. Additionally, the property is just north of the Stinson Airport and the area Plan discourages residential development due to noise due to airport traffic. While residential development is permitted in proximity to more intense industrial uses in some circumstances, it is not the most compatible or appropriate land use transition due to the nuisances that industrial uses can create to residential development.
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 request does not appear to conflict with any public policy objectives of the Stinson Airport Vicinity Plan:
 - **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.
6. **Size of Tract:** The subject property is 31.252 acres, which can reasonably accommodate the proposed residential infill.
7. **Other Factors:** The applicant intends to rezone to “IDZ-2” Limited Infill Development Zone District with uses permitted in “MHP” Manufactured Housing Park District to develop a manufactured housing park.

This property is located within the Mission Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property.

Based on the site plan, TxDOT would allow the one (1) shared ingress/egress access along State Spur 536. A shared-used path (Bike/Pedestrian) facility would be required along the arterial.

The proposed development of manufactured housing park uses that shall not exceed ten (10) units per acre. At 31.252 acres, there could potentially be development of 313 units. The applicant is requested to build 283 units.

The “MHC” Manufactured Housing Conventional and “MHP” Manufactured Housing Park District is a special district to provide suitable locations for HUD-code manufactured homes. HUD-code manufactured homes may be located on individual lots outside of a manufactured home park provided they are permanently installed and limited to one home per lot. In addition, they shall be subject to the following standards which are designed to ensure acceptable compatibility in exterior appearance between HUD-code manufactured homes and site-built dwellings that have been or may be constructed in adjacent or nearby locations: HUD-code manufactured homes shall be permanently affixed to a foundation with a visible foundation system and skirting acceptably similar in appearance to foundations of site-built residences. The foundation shall form a complete enclosure under exterior walls. Wheels and axles shall be removed. Each HUD-code manufactured home shall have a sloping roof with eave projections of at least six (6) inches, constructed with material generally acceptable for site-built housing. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. Any materials that are generally acceptable for site-built housing may be used for exterior finish if applied in such a manner as to be similar in appearance, provided, however, that reflection from such exterior shall not be greater than from siding coated with clean, white, semi-gloss enamel paint. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.