



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-2022-10700346 CD
(Associated Plan Amendment PA-2022-11600122)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 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 Residential Community Homeowners Association and Villa Coronado Neighborhood Association

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

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned “B” Residence District. A portion of the property was rezoned to “JJ” Commercial District by Ordinance 26,517, dated June 19, 1958. The property was rezoned by Ordinance 48,715, dated November 17, 1977, to “I-1” Light Industry District. A portion of the property was rezoned by Ordinance 62153, dated January 15, 1986, to “B-3” Business District. Then the property was rezoned by Ordinance 83579 to “I-2” CC Heavy Industry District with special City Council approval for a salvage yard. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District. The property was rezoned by Ordinance 2009-10-01-0797, dated October 11, 2009, to “C-2” Commercial District. A portion of the property was rezoned by Ordinance 2014-11-06-0875 dated November 6, 2014, to “R-4” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: C-3

Current Land Uses: Salvage Yard

Direction: South

Current Base Zoning: C-2

Current Land Uses: Auto Parts Store

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwelling

Overlay District Information:

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 "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.

Special District Information:

None.

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

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking requirement for a carwash is 1 per 500 sf GFA including service bays, wash tunnels and retail areas. The maximum parking requirement for a carwash is 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

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.

“R-4” Residential Single-family District allows Single-Family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “C-2 CD” 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.

The proposed “CD” Conditional Use will allow for a carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from the 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 Plan and is currently designated as “Mixed Use” and “Low Density Residential “in the future land use component of the plan. The requested “C-2 CD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “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. Surrounding properties are zoned “C-2” Commercial and “R-4” Residential Single-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property but the existing “R-4” Residential Single-Family District is not appropriate. The proposed “C-2 CD” Commercial District with a Conditional Use for a Car Wash is more appropriate for the property and surrounding area. The property is located along Roosevelt Avenue Corridor an established commercial corridor. The requested zoning promotes development, maintains the base “C-2” Commercial District and the “CD” Conditional Use allows consideration of a Car Wash with any conditions if needed.

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 SA Tomorrow Plan and the Stinson Airport Vicinity Plan.
Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan 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 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
6. **Size of Tract:** The 1.27-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop a carwash.