



# 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 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

**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

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

fill in

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** fill in

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: