



City of San Antonio

Legislation Details (With Text)

File #: 16-5350

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/18/2016

Title: ZONING CASE # Z2016263 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16078)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-263 Zoning Map Revised

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016263
(Associated Plan Amendment 16078)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Erica Greene, Planner

Property Owner: We-Roosevelt, LP

Applicant: We-Roosevelt, LP

Representative: Brown & Ortiz

Location: 5300 Block of Roosevelt Avenue

Legal Description: 7.321 acres out of NCB 11156

Total Acreage: 7.321

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. A 1977 case, Ordinance 48715, zoned the subject property as "I-1" Light Industrial District and "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the "B-3" zoning district converted to the current "C-3" General Commercial District. Ordinance 89648 zoned the subject property from "I-1" Light Industrial District to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the "R-1" zoning district converted to the current "R-6" Residential Single-Family. Ordinance 2009-10-01-0798 added the zoning classification "MC-1" Metropolitan Corridor Overlay District to the subject properties.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: West

Current Base Zoning: I-1

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant, Retail

Direction: East

Current Base Zoning: C-3

Current Land Uses: River City Steel Recycling

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #9 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Parking requirements are based on the use established on the property when built.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the resent zoning designation.

FISCAL IMPACT:

None.

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 the approval criteria below.

1. Consistency:

The property is located within the Stinson Airport Vicinity Land Use Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Mixed Use to Regional Commercial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6,” “C-3,” “C-3 MC-1,” “I-1” and “I-1 MC-1” base zoning districts are appropriate for the subject property’s location. The requested zoning district of “C-3” is also appropriate for the subject property’s location.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Stinson Airport Vicinity Land Use Plan that encourages economic growth that enhances airport operations and surrounding development.

6. Size of Tract:

The subject property totals 7.321 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

7. Other Factors:

The applicant requests this associated zoning change to allow for expansion of commercial and retail uses. The proposed zoning change is an appropriate fit that supports the accommodation of growth within this area.