



City of San Antonio

Agenda Memorandum

File Number: 16-5487

Agenda Item Number: P-3.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16078

(Associated Zoning Case Z2016263)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Mixed Use

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2016

Case Manager: Erica Greene, Planner

Property Owner: We-Roosevelt, LP

Applicant: We-Roosevelt, LP

Representative: Brown and Ortiz, P.C

Location: 5300 Block of Roosevelt Avenue.

Legal Description: 7.321 acres out of NCB 11156

Total Acreage: 7.321 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Roosevelt Ave

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #9 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 2, 2009

Update History: None

Goal IV: Encourage economic growth that enhances airport operations and surrounding development

Comprehensive Land Use Categories

Mixed Use: 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.

Example Zoning Districts:

MXD, TOD, IDZ, UD, FBZD, NC, C-1,-C-2, C-2P, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses

Example Zoning Districts:

NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use

Current Use

Vacant Lot

North

Future Land Use Classification

Mixed Use

Current Use

Vacant Lot

East

Future Land Use Classification

Mixed Use

Current Use

River City Steel Recycling

South

Future Land Use Classification

Mixed Use

Current Use

Vacant, Retail

West

Future Land Use Classification

Mixed Use

Current Use

Residential Single Family

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for expansion of the commercial and retail uses. The proposed amendment is an appropriate fit that supports the accommodation of growth within this area. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Stinson Airport Vicinity Land Use Plan that encourages economic growth that enhances airport operations and surrounding development.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Stinson Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Regional Commercial land use will not significantly alter the land use pattern or character of the immediate area.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016263

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

Proposed 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

Zoning Commission Hearing Date: October 18, 2016