



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5130

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**Agenda Item Number:** 15.

**Agenda Date:** 10/12/2016

**In Control:** Planning Commission

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**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.

**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