



City of San Antonio

Agenda Memorandum

File Number: 17-4466

Agenda Item Number: Z-8.

Agenda Date: 9/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017198

(Associated Plan Amendment 17060)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2017

Case Manager: Erica Greene, Planner

Property Owner: We-Roosevelt, LP

Applicant: We-Roosevelt, LP

Representative: Brown & Ortiz

Location: Northwest of the Roosevelt Avenue and Loop 410 Intersection.

Legal Description: 5.664 acres out of NCB 11156

Total Acreage: 5.664

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

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, “R-4” Manufactured Home, 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 and the “R-4” zoning district converted to the current “R-4” Residential Single-Family District.

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 Lot

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

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.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Loop 410 South

Existing Character: Highway

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 current zoning.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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. The requested zoning change for commercial development blends in with the surrounding commercially zoned properties of the area.

3. Suitability as Presently Zoned:

The current “R-4” and “I-1” base zoning district are not appropriate for the subject property’s location. The requested general commercial zoning is more appropriate for the area. The surrounding properties to the west, south, and east are all zoned for general commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all commercial properties. The requested zoning change to allow for a commercial development that will fit in with the surrounding land uses.

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 5.664 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

7. Other Factors:

The applicant requests this 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. This request is the second phase of a rezoning project that the applicant is requesting in this area. The previous request was approved by City Council in December 2016.