



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-4659

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**Agenda Item Number:** P-3.

**Agenda Date:** 9/7/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 17060

(Associated Zoning Case Z2017198)

**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:** July 18, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** We-Roosevelt, LP

**Applicant:** We-Roosevelt, LP

**Representative:** Brown and Ortiz, P.C

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

**Legal Description:** 5.664 acres out of NCB 11156

**Total Acreage:** 5.664 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Loop 410 South

**Existing Character:** Highway

**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 II: Encourage economic growth that enhances airport operations and 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**

Regional Commercial

**Current Use**

Vacant Lot

South

**Future Land Use Classification**

Mixed Use

**Current Use**

Vacant Lot

West

**Future Land Use Classification**

Public/Institutional

**Current Use**

Vacant Lot

**Proximity to Regional Center/Premium Transit Corridor**

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

**FISCAL IMPACT:**

None.

**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.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (9-0) recommend Approval.

The adjacent property is presently Regional Commercial. Development of this area should incorporate well-defined entrances, share internal circulation, limit curb cuts, and should include sidewalks and shade trees in parking lots. 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 Commercial 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 and encourages compatible commercial uses along corridors that serve the neighborhoods, and more intense

commercial uses at major intersection nodes. 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017198**

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

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

**Zoning Commission Hearing Date:** August 1, 2017