



City of San Antonio

Agenda Memorandum

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600091
(Associated Zoning Case Z-2024-10700275)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Light Industrial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 25, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: JD & MN Properties, LLC

Applicant: Juan Daniel Enriquez and Minerva Navarrete

Representative: Juan Daniel Enriquez and Minerva Navarrete

Location: 5959 San Pedro Avenue

Legal Description: 1.6 acres out NCB 10114

Total Acreage: 1.6

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Shearer Hills Ridgeview Neighborhood Association and San Antonio Texas District One Residents Association

City-Wide Community Organizations: Women in Film & Television San Antonio and San Antonio African American Community Archive and Museum

Applicable Agencies: Aviation Department, Planning Department

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Recoleta Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 4, 204, 3, 505

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate.
- Goal 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.
- Goal 5: Promote future development that is compatible with existing neighborhoods.

Comprehensive Land Use Categories:

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: NC, C-1, C-2, O-1

Comprehensive Land Use Categories:

Land Use Category: “Light Industrial”

Description of Land Use Category: This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired.

Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

Permitted Zoning Districts: L, C-3, O-1, O-2

Land Use Overview

Subject Property

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Community Commercial”, “Light Industrial”

Current Land Use Classification: Tire Shop, Motor Vehicle Sales, Gun Shop, Law Firm

Direction: South

Future Land Use Classification: “Parks/Open Space”, “Community Commercial”

Current Land Use Classification: Olmos Creek, Furniture Maker, Auto Repair Shop

Direction: East

Future Land Use Classification: “Parks/Open Space”, “Community Commercial”

Current Land Use Classification: Golf Driving Range, Motor Vehicle Sales, Tire Shop

Direction: West

Future land Use Classification: “Light Industrial”, “Parks/Open Space”

Current Land Use Classification: Vacant, Wholesaler, Sports Gym, Employment Agency

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center but is within ½ a mile from the San Pedro Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Community Commercial” to “Light Industrial” is requested to rezone the property to “L” Light Industrial District. The proposed “Light Industrial” land use is an appropriate designation for the property and surrounding area. The subject property is located near a Primary Arterial, with proximate land uses also being “Light Industrial”. Furthermore, the proposed land use would allow for uses that are compatible with adjoining services.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700275

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: July 1, 2025