



City of San Antonio

Agenda Memorandum

Agenda Date: April 3, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600076
(Associated Zoning Case Z-2024-10700240)

SUMMARY:

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: February 2001, Updated March 2008

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Edgar A. Aguilar

Applicant: Harun Rashid, PE, RPLS, MHR Engineering

Representative: MHR Engineering

Location: 9208-9226 Newcombe Drive

Legal Description: Lots 8-11, Block 1, NCB 16533

Total Acreage: 0.8264 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale, Randolph, Planning Department, Public Works

Transportation

Thoroughfare: Newcombe Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Lincolnwood Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10 Frontage Road

Existing Character: Interstate Highway Frontage Road

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: February 2001, Updated March 2008

Plan Goals:

- **Goal 3: Compatibility of Land Uses:** Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- **Goal 4: Improve the Corridor:** Analyze design standards that can be implanted along the IH 10 East Corridor.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE

Comprehensive Land Use Categories:

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Permitted Zoning Districts: NC, O-1, O-2, C-1, C-2, & C-3

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Uses: Single-Family Dwellings

Direction: South

Future Land Use Classification: “Low Density Residential,” “Community Commercial,” “Parks Open Space,” “Urban Living”

Current Land Uses: Diesel Engine Repair Service, Granite Supplier, Truck Repair Shop

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Uses: Single-Family Dwellings, Vacant Land

Direction: West

Future land Use Classification: “Low Density Residential,” “Parks Open Space”

Current Land Uses: Cabinet Maker, Single-Family Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Denial.

The proposed Plan Amendment from “Low Density Residential” to “Regional Commercial” is requested to rezone the property to "C-3" General Commercial District. The existing “Low Density Residential” land use is designated for single-family dwellings and other uses permitted in single-family residential base zoning districts, and to support general commercial development, the change to “Regional Commercial” is required. Staff finds the proposed “Regional Commercial” inconsistent with the surrounding area and would introduce commercial encroachment into an established neighborhood. The subject property abuts existing “Regional Commercial”, however the access to the that property is along an Interstate Highway Frontage Road, whereas the subject property’s access is off a local street within a single-family neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700240

Current Zoning: "MH" Manufactured Housing District

Proposed Zoning: "C-3" General Commercial District

Zoning Commission Hearing Date: November 19, 2024