



City of San Antonio

Agenda Memorandum

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600033

(Associated Zoning Case Z-2023-10700335)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: "Civic Center" "General Urban Tier" "Mixed Use Center"

Proposed Land Use Category: "Regional Center" "Suburban Tier"

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: 2010

Current Land Use Category: "Mixed Use" "Low Density Residential"

Proposed Land Use Category: "Regional Commercial"

Comprehensive Plan Component: Nogalitos/ South Zarzamora Community Plan

Plan Adoption Date: 2004

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 22, 2024

Case Manager: Valeria Seca

Property Owner: Multiple Property Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: generally bounded by IH-35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North.

Legal Description: NCB 8525, 8609, 11186, 13401, 13616, 13617, 17244, 17431, and 17550
Total Acreage: approximately 815 acres

Notices Mailed

Owners of Property within 200 feet: 134

Registered Neighborhood Associations within 200 feet: Tierra Linda and Quintana Community

Applicable Agencies: Lackland AFB

Transportation

Thoroughfare: Southwest Military, South Zarzamora and Interstate Highway 35

Existing Character: Local (all others)

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals: Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses; Goal LU-2: The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles

Comprehensive Land Use Categories

Land Use Category: “Civic Center”

Description of Land Use Category:

RESIDENTIAL:

Generally: Dormitories and/or student housing

NON-RESIDENTIAL: Office, Educational, Governmental, Religious

Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations

Permitted Zoning Districts: NA

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category:

RESIDENTIAL: Medium to High Density

Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors.

Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Comprehensive Land Use Categories

Land Use Category: “Mixed Use Center”

Description of Land Use Category:

RESIDENTIAL: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Comprehensive Land Use Categories

Land Use Category: “Regional Center”

Description of Land Use Category:

RESIDENTIAL: High Density

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office

Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: 2010

Plan Goals: Goal 2: Community Character and the Environment – Ensure neighborhood compliance with basic City codes and work toward the beautification of the community.

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category:

Mixed Use allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. A Mixed Use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access.

Permitted Zoning Districts: NC, C-1, C-2P, O-1, O-2, MXD, TOD, IDZ, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

Permitted Zoning Districts: R-4, R-5, R-6, R-20

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional Commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “life-style centers”, large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers.

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

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/ South Zarzamora Community Plan

Plan Adoption Date: 2004

Plan Goals:

Goal 3 Economic Development

Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents’ daily needs and bring vitality to the area.

Objective 3.1 Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Objective 3.2 Business Character: Build upon the historic, walkable character of the Nogalitos corridor to create a unique place to walk for shopping, working, and relaxing.

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category:

Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile-oriented environment.

Permitted Zoning Districts: NC, C-1, C-2P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD, TOD, IDZ

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

Regional Commercial development includes land uses that are automobile related or draw their customer base from a larger region, thus bringing more traffic and parking needs. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive, and convenient vehicular and pedestrian access. Buffering is required if this

use abuts a residential use. Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size.
Permitted Zoning Districts: NC, C-1, C-2P, C-2, C-3, O-1, O-2

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

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 amendments from “General Urban Tier”, “Civic Center”, and “Mixed Use Center” to “Regional Center” and “Suburban Tier” from the West/Southwest Sector Plan, and “Mixed Use” to “Regional Commercial” from the Nogalitos/South Zarzamora Community Plan, and “Mixed Use” and “Low Density Residential” to “Regional Commercial” from the Kelly/South San PUEBLO Community Plan are requested in accordance with a large area rezoning initiated to rezone multiple properties to bring them into alignment with the current use of properties. The current zoning and land use classifications of the properties within the boundaries show single family uses that are zoned for commercial and industrial uses, and commercial uses that are zoned for industrial uses. The proposed zoning and land use changes will be more compatible with existing uses and allow for future development opportunities that align with the general pattern of development in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700335

Current Zoning: “I-2” Heavy Industrial District and “I-1” General Industrial District

Proposed Zoning: “C-2” Commercial District “C-2NA” Commercial Nonalcoholic Sales District

“C-3” General Commercial District “C-3NA” General Commercial Nonalcoholic Sales District

“IDZ-2” Medium Intensity Infill Development Zone with uses permitted in MF-33 “R-6”

Residential Single-Family District “R-5” Residential Single-Family District, and “R-4”

Residential Single-Family District with all overlays remaining unchanged

Zoning Commission Hearing Date: March 19, 2024