



City of San Antonio

Agenda Memorandum

Agenda Date: July 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600046
(Associated Zoning Case Z-2024-10700137)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Rural Estate Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 10, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: The Salvation Army

Applicant: The Salvation Army

Representative: Brown & McDonald

Location: 3802 Southwest Military Drive

Legal Description: 7.734 acres out of NCB 11257

Total Acreage: 7.734 acres

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Southwest Military

Existing Character: Principal Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Briggs Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 102, 524, 515, 251

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.
- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Comprehensive Land Use Categories

Land Use Category: "Rural Estate Tier"

Description of Land Use Category:

RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C-1, RD

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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Church, Vacant

Direction: North

Future Land Use Classification:

“Neighborhood Commercial” “Community Commercial” “Low Density Residential”

Current Land Use Classification:

Car Dealer, Restaurants, Residential Dwellings

Direction: East

Future Land Use Classification:

“Suburban Tier” “Rural Estate Tier”

Current Land Use Classification:

Auto Shop, Restaurants, Convenience Store

Direction: South

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Residential Dwellings, Auto Shop, Salon

Direction: West

Future Land Use Classification:

“Suburban Tier” “Rural Estate Tier”

Current Land Use Classification:

Motel, Salon, Auto Shops, Restaurants

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within an Area Regional Center but is within ½ a mile from the Loper Premium Transit Corridor and the General McMullen-Babcock 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 land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested to rezone the property to “C-2” Commercial District. Given the surrounding mix of residential properties and commercial properties on the block face, the proposed plan amendment is consistent with land use in the area. Also, to align with the existing uses and zoning districts located along Southwest Military Road, the proposed “Suburban Tier” is more appropriate for the area than the existing “Rural Estate Tier” land use.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700137

Current Zoning: "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: July 16, 2024