



City of San Antonio

Agenda Memorandum

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600027 (Associated Zoning Case Z-2024-10700069)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: "General Urban Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Leon Lopez Galvan Jr

Applicant: Leon Lopez Galvan Jr

Representative: Leon Lopez Galvan Jr

Location: 5317 West Commerce Street

Legal Description: 3.9626 acres out of NCB 8324

Total Acreage: 3.9626 acres

Notices Mailed

Owners of Property within 200 feet: 67

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland, Planning Department

Transportation

Thoroughfare: West Commerce Street

Existing Character: Minor Secondary Arterial A

Proposed Changes: None

Thoroughfare: Allsup

Existing Character: Local

Proposed Changes: None

Thoroughfare: La Gloria

Existing Character: Local

Proposed Changes: None

Thoroughfare: NW 34th Street

Existing Character: Collector

Proposed Changes: None

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

Routes Served: 75, 275

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 neighborhood and businesses from incompatible land uses
 - LU-1.1 Limit encroachment of commercial uses into established low-density residential areas
 - LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby
 - LU-1.4 Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes. Density should decrease as the distance from the activity center increases

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: "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

Land Use Overview

Subject Property

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Residential Dwellings

Direction: East

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Residential Dwellings

Direction: South

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Car Wash, Commercial Buildings

Direction: West

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Residential Dwellings

ISSUE:

FISCAL IMPACT:

None

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 Commerce – Houston Metro Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “General Urban Tier” to “Regional Center” is requested to rezone the property to “C-3” General Commercial District. Given the surrounding residential single-family uses, the proposed plan amendment is not appropriate. The West/Southwest Sector Plan recommends that high density/ intensity land uses are buffered and screened to reduce the impact on lower density/ intensity land uses that are nearby. The subject property currently serves as a buffer between residential and higher intense commercial uses along West Commerce. Introducing the proposed land use category of “ Regional Centers” would increase the potential for higher intense commercial encroachment into an established residential neighborhood.

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:

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

Proposed Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 21, 2024