



City of San Antonio

Agenda Memorandum

Agenda Date: May 14, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600036
(Associated Zoning Case Z-2025-10700107)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 2007

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Business/Office Park"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 14, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Douglas Gonzalez

Applicant: Mauricio Castillo

Representative: Mauricio Castillo

Location: 2227 and 2235 West Southcross Boulevard

Legal Description: the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733

Total Acreage: 0.4938 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum
Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 515, 51, 251

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 2007

Plan Goals:

- 2010 Land Use Update: Update Neighborhood Commercial along Southcross to Mixed use to allow for a greater diversity of uses
- 2010 Land Use Update: The update further acknowledges residential uses which are found throughout the update area

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. Building and architectural design of 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. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: NC, C-1, C-2P, O-1, O-1.5, O-2, MXD, TOD, IDZ, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40

Comprehensive Land Use Categories:

Land Use Category: “Business/Office Park”

Description of Land Use Category: This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

Permitted Zoning Districts: O-1.5, O-2, C-3, BP, L

Land Use Overview

Subject Property

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Business Park”

Current Land Use Classification: Metal Recycling, Auto Repair Shop, Auto Parts Store

Direction: South

Future Land Use Classification: “Business Park”, “Mixed Use”, “Community Commercial”

Current Land Use Classification: Aircraft Supply Store, Vacant Building/Land, Auto Repair Shop

Direction: East

Future Land Use Classification: “Business Park”, “Mixed Use”

Current Land Use Classification: Metal Recycling, Auto Repair Shop

Direction: West

Future land Use Classification: “Mixed Use”, “Community Commercial”

Current Land Use Classification: Residential Dwelling, Motor Vehicle Sales

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:

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 recommends Denial.

The proposed Plan Amendment from "Mixed Use" to "Business/Office Park" is requested to rezone the property to "L" Light Industrial District. The subject property abuts a property with the "Mixed Use" land use designation to the west, a land use intended to accommodate residential and commercial uses. The proposed "Business/Office Park" land use designation would allow for industrial encroachment into a residential property and eliminate the buffer between the industrial and residential properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700107

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

Proposed Zoning: "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 20, 2025