



City of San Antonio

Agenda Memorandum

Agenda Date: February 28, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600078
(Associated Zoning Case Z-2023-10700300)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “High Density Residential”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Series B of Hild Management of Series LLC

Applicant: Christina Alaniz

Representative: Christina Alaniz

Location: 707 Vance Jackson Road

Legal Description: Lot 21, NCB 8410

Total Acreage: 0.4515 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: West Hermosa Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 95, 96, 97

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Plan Goals:

- Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- 2.2.2 Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

Comprehensive Land Use Categories

Land Use Category: “High Density Residential”

Description of Land Use Category:

High-Density Residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification.

Permitted Zoning Districts: NA

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, Regional Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Permitted Zoning Districts: NA

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

Community Commercial development includes medium and high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Permitted Zoning Districts: NA

Land Use Overview

Subject Property

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Outside storage facility

Direction: North

Future Land Use Classification:

“High Density Residential”, “Community Commercial”

Current Land Use Classification:

Carwash, Restaurant

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential Dwellings, Insurance office

Direction: South

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Apartments

Direction: West

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Apartments, Storage Facility

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is within a ½ mile of the Fredericksburg 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, with an Alternate Recommendation for “Community Commercial”.

The proposed Plan Amendment from “High Density Residential” to “Regional Commercial” is requested to rezone the property to “C-3 S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for Outside Storage, to allow outside storage of materials pertaining to swimming pool retail uses. Within the Near Northwest Community Plan, the “Regional Commercial” land use designation has a general size criterion of 20 acres or greater, with preferred locations being at intersection nodes along major arterial roadways. The property does not meet these size and locational criteria and is not suited to accommodate this intense land use category.

The property is fronting a Secondary Arterial, with proximate land use designations ranging from predominately residential, with some commercial land use. Thus, Staff recommends “Community Commercial” land use, which is more appropriate considering the property’s physical characteristics and the surrounding context. With a “Community Commercial” land use designation, the applicant can request “C-2 CD” Commercial District with a Conditional Use for Outside Storage to accomplish their desired project.

The applicant has indicated that they are amending their request to “Community Commercial.”

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700300 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside

Zoning Commission Hearing Date: March 5, 2024

