



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Plan Amendment PA-2023-11600087 (Associated Zoning Case Z-2023-10700344 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 18, 2010

**Current Land Use Category:** "Mixed Use"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2023

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Douglas Gonzalez

**Applicant:** Douglas Gonzalez

**Representative:** Ortiz McKnight, PLLC

**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:** 0.4936

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Quintana Community

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Transportation**

**Thoroughfare:** West Southcross Boulevard

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance of the subject property

**Routes Served:** 51, 251, 515

### **Comprehensive Plan**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** **Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 18, 2010

#### **Plan Goals:**

- 2007 Plan, Objective 3.2.1: Attractive, Diverse Businesses – discourage an over-abundance of auto-related and bargain stores in the area.
- 2007 Plan, Objective 3.2.4 - Discourage types of businesses that detract from the desired pedestrian quality of the street (e.g. day labor sites, pawn shops, tattoo parlors, and additional auto repair shops).
- 2010 Land Use Update: Increased Mixed Use along Major and Minor Corridors – increased Mixed Use along portions of major corridors such as New Laredo Highway, Somerset, Zarzamora, and Southcross in order to allow for more compatible uses.
- 2010 Land Use Update: preserves pockets of small-scale Mixed Use (commercial and residential) within Business Park blocks.
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### **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

#### **Land Use Category: “Community Commercial”**

**Description of Land Use Category:** This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses

include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

**Permitted Zoning Districts:** NC C-1 C-2 C-2P O-1 O-1.5

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use Classification:**

Metal Recycling Facility/Storage

Direction: North

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Metal Recycling Facility

Direction: East

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Auto Body Shop

Direction: South

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Aircraft Supply Store

Direction: West

**Future Land Use Classification:**

“Mixed Use” and “Community Commercial”

**Current Land Use:**

Single-Family Residential and Auto Repair Shop

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

Subject property is not located within a Regional Center and is not within ½ a mile from 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

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: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Storage

Zoning Commission Hearing Date: December 19, 2023