



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Plan Amendment PA-2023-11600075 (Associated Zoning Case Z-2023-10700294)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 10, 2010

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 15, 2023

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Maria Ballesteros

Applicant: Pedro Fuentes

Representative: Pedro Fuentes

Location: 2705 West Southcross Boulevard

Legal Description: Lot 27 and Lot 28, Block 12, NCB 8908

Total Acreage: 0.167

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: Lackland Military, Planning Department

Transportation

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial B
Proposed Changes: None Known

Thoroughfare: Crittendon
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 251, 514, 524

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan
Plan Adoption Date: February 10, 2010

Plan Goals:

- Objective 3.2 Attractive, Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.
- Strategy 3.2.4 Monitor zoning cases for consistency with the community wants/needs assessment (3.2.1) and the land use plan.

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: "Regional Commercial"

Description of Land Use Category: This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size.

Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers,” large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers.

The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Whenever possible, revitalized or redeveloped regional 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, C-3, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Vacant Building

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Residential

Direction: East

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Vacant Building

Direction: South

Future Land Use Classification: “Regional Commercial”

Current Land Use Classification: Office Building

Direction: West

Future Land Use Classification: “Mixed Use”

Current Land Use: Restaurant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within any Regional Center but is within a half mile of Southwest 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 land use amendment from “Mixed Use” to “Regional Commercial” is requested to rezone the property from “C-2” Commercial District to “C-3” General Commercial District.

The current land use “Mixed Use” is an appropriate designation for the subject property and surrounding area. The proposed “Regional Commercial” is not an appropriate land use designation for the subject property. The “Regional Mixed Use” classification will introduce a more intense land use that is inconsistent and incompatible with the current “Mixed Use” along Southcross Boulevard. Properties with the “Regional Commercial” land use designation are generally located at the intersection of major arterials, highways or expressways which the subject property is not. Additionally, buffering is recommended if the property abuts residential uses. Because the subject property abuts properties with land use designation “Low Density Residential”, the current “Mixed Use” designation would be more suitable for the subject property and area. Permitting further “Regional Commercial” encroachment may pose adverse impacts to the surrounding “Low Density Residential” designation in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700294

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

Proposed Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 5, 2023