



City of San Antonio

Agenda Memorandum

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600085
(Associated Zoning Case Z-2024-10700220)

SUMMARY:

Comprehensive Plan Component: Lone Star Community Plan

Plan Adoption Date: March 2013

Current Land Use Category: “Low Density Mixed Use”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Grandfather’s Farm and Ranch Store, LLC

Applicant: Christina Alaniz

Representative: Christina Alaniz

Location: 1025 Nogalitos Street and 201 Powell Street

Legal Description: Lot 7, Block 1, NCB 6244 and 1.5334 acres out of NCB 3839

Total Acreage: 1.6337

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Parks and Recreation, Lackland Air Force Base, Planning Department, Public Works Department

Transportation

Thoroughfare: Nogalitos Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Powell Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 51, 251

Comprehensive Plan

Comprehensive Plan Component: Lone Star Community Plan

Plan Adoption Date: March 2013

Plan Goals:

- LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1.
- LU-3: Attract/ retain office, retail, and service uses through zoning and development incentives.
- Vision: The vision also recognizes that the industrial heritage of the area can be preserved and even celebrated by adapting and reusing former industrial buildings and structures to meet the needs of a whole new set of users.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category: Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

Permitted Zoning Districts: RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

Comprehensive Land Use Categories:

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or Medium to High Density Residential uses.

Permitted Zoning Districts: O-1, O-1.5, O-2, NC, C-1, C-2, C-2P, C-3

Land Use Overview

Subject Property

Future Land Use Classification: Low Density Mixed Use

Current Land Use Classification: Bar

Direction: North

Future Land Use Classification: Low Density Mixed Use, UZROW

Current Land Use Classification: Vacant, San Pedro Creek

Direction: South

Future Land Use Classification: Low Density Mixed Use, Low Density Residential

Current Land Use Classification: Residential Dwellings, Television Repair Service, Food Service Establishment, Beauty Salon

Direction: East

Future Land Use Classification: Community Commercial, Low Density Residential

Current Land Use Classification: Hotel, Residential Dwellings

Direction: West

Future land Use Classification: Low Density Mixed Use, Low Density Residential, Medium Density Residential

Current Land Use Classification: Residential Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Low Density Mixed Use” to “Regional Commercial” is requested to rezone the property to "C-3" General Commercial District. The subject property is situated between a Secondary Arterial and Interstate Highway, consistent with general locational

criteria of more intense commercial land uses. Additionally, it acts a buffer between the major highway and “Community Commercial” land use designation to the east.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700220

Current Zoning: "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 WQ MLOD-2 MLR-2 AHOD" Multi-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Zoning Commission Hearing Date: December 3, 2024