



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600001
(Associated Zoning Case Z-2025-10700006)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 2005

Current Land Use Category: "High-Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: 3838 West Avenue, LLC

Applicant: 3838 West Avenue, LLC

Representative: Brown & McDonald, PLLC

Location: 3838 and 3900 West Avenue

Legal Description: Lot 11, NCB 11690

Total Acreage: 1.529 acres

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: North Central Neighborhood Association, Dellview Area Neighborhood Association, San Antonio Texas District One Resident Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television
San Antonio, NES Foundation, Lifeline Overeaters Anonymous
Applicable Agencies: Planning Department

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Dresden Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Wayside Drive

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 97, 296.

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 2005

Plan Goals and Objectives:

- **Goal 2:** Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses.
- **Objective 3.1:** Address new and proposed developments by engaging developers from the onset of proposed projects.
- **Objective 3.2:** Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

Comprehensive Land Use Categories:

Land Use Category: “High-Density Residential”

Description of Land Use Category: This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category. Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-25, MF-33, MF-40.

Comprehensive Land Use Categories:

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, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, 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 located behind the principal structure and 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-2P, C-2, O-1, O-2.

Land Use Overview

Subject Property

Future Land Use Classification: “High-Density Residential”

Current Land Use Classification: Food Catering Service

Direction: North

Current Base Zoning: “Low-Density Residential,” “High Density Residential”

Current Land Uses: Single-Family Dwellings, Church

Direction: South

Current Base Zoning: “Low-Density Residential,” “High Density Residential”

Current Land Uses: Single-Family Dwellings, Apartments

Direction: East

Current Base Zoning: “Low-Density Residential”

Current Land Uses: Apartments, Single-Family Dwellings

Direction: West

Current Base Zoning: “Public Institutional,” “Neighborhood Commercial,” “High-Density Residential”

Current Land Uses: Self-Storage Facility, Multi-Family Dwellings, Preschool

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:

Subject property is not located within a Regional Center and is not within ½ a mile from 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 and Planning Commission recommend Approval.

The proposed Plan Amendment from “High-Density Residential” to “Community Commercial” is requested to rezone the property to “C-2” Commercial District. To accommodate the existing commercial use on site, the change to “Community Commercial” is required. Staff finds the proposed land use classification consistent with the surrounding area, located within proximity to “Neighborhood Commercial” and “Community Commercial” land use and zoning further south and west of the subject property. The property is also appropriately located off a Secondary Arterial Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700006

Current Zoning: "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services)

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

Zoning Commission Hearing Date: February 18, 2025.