



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 12, 2025

**In Control:** Planning Commission Meeting

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**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 recommends 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.