



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600084
(Associated Zoning Case Z-2024-10700261)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “General Urban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2024

Case Manager: Samantha Benavides

Property Owner: Meadow Way, LLC

Applicant: Triple J Drafting and Design

Representative: Jesse Zuniga

Location: Generally located in the 1600 block of Meadow Way Drive

Legal Description: The north 287 feet of Lot 2, NCB 15363

Total Acreage: 1.0272 Acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association

Applicable Agencies: Lackland AFB, Planning Department

Transportation

Thoroughfare: Meadow Way Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Marbach Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: 612, 613, 615, 617

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: Amended April 21, 2011

Plan Goals:

- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
- LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.

Comprehensive Land Use Categories:

Land Use Category:

"General Urban Tier"

Description of Land Use Category:

RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).

NON-RESIDENTIAL: Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Comprehensive Land Use Categories:

Land Use Category:

"Regional Center"

Description of Land Use Category:

RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Single Family Dwellings

Direction: East

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Car Wash, High School

Direction: South

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Food Service Establishment

Direction: West

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Day Care, Food Service Establishment

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ a mile of the Looper Premium Metro Premium Plus 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. Planning Commission recommends Approval.

The proposed Plan Amendment from “General Urban Tier” to “Regional Center” is requested to rezone the property to “C-3” General Commercial District. Given the proximity to single-family residential uses with a “General Urban Tier” land use classification, the proposed plan amendment is not appropriate. Within the West/Southwest Sector Plan, the “Regional Center” land use designation recommends that intense commercial uses should be located at the intersection of Expressways and Major Arterials. Considering the properties location off of a local street, Staff finds that the property does not meet the locational requirements for the requested land use designation. Additionally, there is no “Regional Center” land use in proximity to the property, making the request uncharacteristic and inconsistent with the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700261

Current Zoning: “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Zoning Commission Hearing Date: November 13, 2024