



City of San Antonio

Agenda Memorandum

Agenda Date: February 26, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600004
(Associated Zoning Case Z-2024-10700335)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 26, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Banira and Luis Cordova

Applicant: Banira and Luis Cordova

Representative: Banira and Luis Cordova

Location: 3803 Southwest Military Drive

Legal Description: Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850

Total Acreage: 0.2204

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Holder Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 102, 251, 515, 524

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Plan Goals:

- Objective 1.2: 1.2.3 Reduce Commercial occurrences of commercial encroachment into residential areas.
- Objective 3.2: 3.2.4 Discourage types of businesses that detract from the desired pedestrian quality of the street (e.g. day labor sites, pawn shops, tattoo parlors, and additional auto repair shops)

Comprehensive Land Use Categories:

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: This category provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.

Permitted Zoning Districts: NC, C-1, O-1

Comprehensive Land Use Categories:

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: “Neighborhood Commercial”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Single-Family

Direction: South

Future Land Use Classification: “Suburban Tier” and “Rural Estate Tier” from the West/Southwest Sector Plan

Current Land Use Classification: Church, Motel

Direction: East

Future Land Use Classification: “Low Density Residential”, “Community Commercial”

Current Land Use Classification: Residential Single-Family, Printing Shop, Restaurant, Religious Institution

Direction: West

Future land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: Residential Single-Family, Vacant, Beauty Salon

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:

The subject property is located within the Port San Antonio Regional Center and within ½ a mile of the Looper 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 Plan Amendment from “Neighborhood Commercial” to “Regional Commercial” is requested to rezone the property to “C-3” General Commercial District. The proposed “Regional Commercial” land use accommodates high intensity commercial uses with typical property sizes of 20 acres or greater in size, making the land use too intense for the 0.2204-acre property. Additionally, this would allow for intense commercial uses, encroaching into the existing “Neighborhood Commercial” and “Community Commercial” land use classifications along the block, and adjacent to the “Low Density Residential” properties to the north and east.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700335

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: March 18, 2025