



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600087
(Associated Zoning Case Z-2023-10700344 CD)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Douglas Gonzalez

Applicant: Douglas Gonzalez

Representative: Ortiz McKnight, PLLC

Location: 2227 and 2235 West Southcross Boulevard

Legal Description: The west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733

Total Acreage: 0.4936

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Quintana Community

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None known.

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

Routes Served: 51, 251, 515

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Plan Goals:

- 2007 Plan, Objective 3.2.1: Attractive, Diverse Businesses – discourage an over-abundance of auto-related and bargain stores in the area.
- 2007 Plan, Objective 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).
- 2010 Land Use Update: Increased Mixed Use along Major and Minor Corridors – increased Mixed Use along portions of major corridors such as New Laredo Highway, Somerset, Zarzamora, and Southcross in order to allow for more compatible uses.
- 2010 Land Use Update: preserves pockets of small-scale Mixed Use (commercial and residential) within Business Park blocks.

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile oriented environment. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Building and architectural design of a Mixed Use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: NC C-1 C-2P O-1 O-1.5 O-2 MXD TOD IDZ RM-4 RM-5 RM-6 MF-18 MF-25 MF-33 MF-40

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, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, 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 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 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-2 C-2P O-1 O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Metal Recycling Facility/Storage

Direction: North

Future Land Use Classification:

“Business Park”

Current Land Use Classification:

Metal Recycling Facility

Direction: East

Future Land Use Classification:

“Business Park”

Current Land Use Classification:

Auto Body Shop

Direction: South

Future Land Use Classification:

“Business Park”

Current Land Use Classification:

Aircraft Supply Store

Direction: West

Future Land Use Classification:

“Mixed Use” and “Community Commercial”

Current Land Use:

Single-Family Residential and Auto Repair Shop

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within a Regional Center and is not within ½ a mile from a 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 “Mixed Use” to “Community Commercial” is requested in order to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Outside Storage. The proposed “Community Commercial” is existing on the block, but staff recommends preserving the existing “Mixed Use” land use category to meet the applicant’s proposed use of outdoor storage with a permitted base zoning district of “IDZ” Infill Development Zone District.

The Kelly/South San PUEBLO Community Plan Update in 2010 increased “Mixed Use” along New Laredo Highway, Somerset, Zarzamora, and Southcross in order to allow for more compatible uses, and provide more intense commercial uses with pedestrian orientation for connectivity. “Mixed Use” designated areas are intended to allow for an integrated blend of residential, commercial, office, and related uses. There was an existing residence on the subject property, which was demolished, leaving the residence on an abutting lot to remain as the lone dwelling left on the block face. Amending to “Community Commercial” would remove any residential uses for future development and reduce the existing “Mixed Use” land use to a single property, further altering the overall use pattern on the block and disregarding the community plan’s objective.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700344 CD

Current Zoning: "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Storage

Zoning Commission Hearing Date: December 19, 2023