



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600097
(Associated Zoning Case Z-2024-10700264)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Public Institutional”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 8, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Missionary Oblates of Mary Immaculate of Texas

Applicant: Oblate School of Theology

Representative: Rene Espinosa

Location: 7711 Madonna Drive

Legal Description: Lot 18, NCB 11695

Total Acreage: 0.5877 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Shearer Hills Ridgeview Neighborhood Association and San Antonio Texas District One Residents 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: Aviation Department, Planning Department

Transportation

Thoroughfare: Madonna Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Mount Sacred Heart Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 3, 4, 204, 2

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- Goal 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.
- Goal 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

Comprehensive Land Use Categories

Land Use Category: “Public/Institutional”

Description of Land Use Category:

Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of this classification are public buildings and facilities (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, airports and other major transportation facilities.

Permitted Zoning Districts: N/A

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and

landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wallpaper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: N/A

Land Use Overview

Subject Property

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Office Building

Direction: North

Future Land Use Classification:

“Public Institutional” “High Density Residential” “Community Commercial”

Current Land Use Classification:

School, Apartments, Condos, School District Office, Medical Equipment Supplier

Direction: East

Future Land Use Classification:

“High Density Residential” “Community Commercial”

Current Land Use Classification:

Apartments, Candy Store, Food Service Establishment

Direction: South

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Residential Dwellings, Church, School

Direction: West

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Cemetery

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 but is within ½ a mile from the San Pedro Metro Premium Plus 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 land use amendment from "Public Institutional" to "Community Commercial" is requested to rezone the property to "C-1" Light Commercial District. The property is located within a mix of commercial, institutional, and residential uses. Additionally, the proposed "Community Commercial" land use designation is also found in proximity to the subject property along San Pedro Avenue, a commercial corridor that can reasonably accommodate the proposed land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700264

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 7, 2025