



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600089  
(Associated Zoning Case Z-2024-10700298)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Current Land Use Category:** “General Urban Tier”

**Proposed Land Use Category:** “Regional Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Sonrisa Management, LLC

**Applicant:** Matthew Pratt

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** 13527 Southwest Loop 410

**Legal Description:** 39.228 acres out of NCB 18087

**Total Acreage:** 39.228

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** N/A

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

## **Transportation**

**Thoroughfare:** Southwest Loop 410

**Existing Character:** Interstate Highway

**Proposed Changes:** None known.

**Thoroughfare:** Interstate 410 Access Road

**Existing Character:** Access Road

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

**Routes Served:** N/A

## **Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

### **Plan Goals:**

- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
- Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties
  - o LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses

## **Comprehensive Land Use Categories:**

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:** RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums) NON-RESIDENTIAL: Neighborhood and 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:** “Suburban Tier”

**Description of Land Use Category:** RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadruplexes); townhouses, garden homes, and condominiums NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood

commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), 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, Suburban Tier

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** General Urban Tier, Civic Center

**Current Land Use Classification:** Vacant, College

Direction: South

**Future Land Use Classification:** Suburban Tier, General Urban Tier, Mixed Use Center

**Current Land Use Classification:** Vacant, Residential Dwellings

Direction: East

**Future Land Use Classification:** General Urban Tier

**Current Land Use Classification:** Vacant, Residential Dwelling

Direction: West

**Future land Use Classification:** General Urban Tier

**Current Land Use Classification:** Residential Dwellings, Warehouse

**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 Zarzamora 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 “General Urban Tier” and “Suburban Tier” to “Regional Center” is requested to rezone the property to “C-3NA CD S” General Commercial Non-Alcoholic Sales District with a Conditional Use for Oversized Vehicle Sales, Service and Storage Specific Use Authorization for Outside Storage. There are established residential neighborhoods in proximity to the subject property. Introducing the designation to the area would allow high-intensity commercial encroachment into the established neighborhoods. Additionally, the existing land uses already permit moderate commercial uses which are more characteristic of the area. Thus, certain proposed uses could be achieved under the current land use, eliminating the need for a Plan Amendment.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700298**

Current Zoning: “MF-25 MLOD-2 MLR-2 AHOD” Low Density Multi-Family Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay and “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: “C-3NA CD S MLOD-2 MLR-2 AHOD” General Commercial Non-Alcoholic Sales Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service and Storage Specific Use Authorization for Outside Storage

Zoning Commission Hearing Date: December 17, 2024