



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 3, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

Plan Amendment PA-2022-11600063  
(Associated Zoning Case Z-2022-10700170)

**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:** May 10, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** JTPG Properties LLC

**Applicant:** Government Relations Group of Texas

**Representative:** Mitsuko E. Ramos

**Location:** 1331 Bandera Road

**Legal Description:** Lot 96, Block B, NCB 11513

**Total Acreage:** 8

**Notices Mailed**

**Owners of Property within 200 feet:** 40

**Registered Neighborhood Associations within 200 feet:** University Park Neighborhood Association, Woodlawn Hills Neighborhood Association and Donaldson Terrace Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation, Lackland Airfield, and Planning Department

## **Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Willard Drive

**Existing Character:** None

**Proposed Changes:** None Known

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

**Routes Served:** 88, 288

**ISSUE:**

None.

## **Comprehensive Plan**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Plan Goals:**

- Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
- Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

## **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** 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. 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

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

**Description of Land Use Category:** Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. 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:** Bingo, Flea market, Jewelers

Direction: North

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

**Current Land Use Classification:** Auto Sales

Direction: East

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

**Current Land Use Classification:** Restaurant

Direction: South

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

**Current Land Use Classification:** Apartments

Direction: West

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

**Current Land Use Classification:** Vacant Lot

**FISCAL IMPACT:**

There is no fiscal impact.

**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 Plan Amendment from “General Urban Tier” to “Regional Center” is requested in order to rezone the property to “IDZ-3” High Intensity Infill Development Zone District with uses permitted in “C-3” General Commercial District.

While “General Urban Tier” is an appropriate land use designation, “Regional Center” is appropriate as well. The proposed development abuts commercial uses along Bandera Road categorized as Primary Arterial which is an appropriate placement for the “Regional Center” land use designation. Additionally, the proposed use fits the description of the “Regional Center” land category, as a large retail center with a variety of commercial uses.

**West/Southwest Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.
- The amendment will not adversely impact a portion of, or the entire Planning Area by:
  - Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
  - Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
  - Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.
  - Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700170**

**Current Zoning:** "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall

**Proposed Zoning:** "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

**Zoning Commission Hearing Date:** May 16, 2023