



City of San Antonio

Agenda Memorandum

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Plan Amendment Case PA-2023-11600031
(Associated Zoning Case Z-2023-10700128)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Manuel Gavarrete

Applicant: Manuel Gavarrete

Representative: David Young

Location: 1831 Quintana Road

Legal Description: the south 50 feet of Lot 47, NCB 11304

Total Acreage: 0.3076

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: Quintana Road

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Thoroughfare: Fay Avenue

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance.

Routes Served: 524

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Plan Goals:

- Goal 1: Housing – Improve the quality, appearance, and variety of existing and new housing for people of all ages while increasing home ownership and investment in the area.
- Objective 1.1: Home improvements and maintenance – Encourage investment in housing rehabilitation and maintenance.
- Objective 1.2: Diversity of Housing – Provide a variety of housing types that sustain all ages and economic groups.
- Objective 2.2: Neighborhood Beautification – Promote a clean appearance of area neighborhoods.

Comprehensive Land Use Categories

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 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 Overview

Subject Property

Future Land Use Classification: Community Commercial

Current Land Use Classification: Vacant Dwelling

Direction: North

Future Land Use Classification: Community Commercial

Current Land Use Classification: Dwelling Structure

Direction: East

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Dwelling Structure

Direction: South

Future Land Use Classification: Community Commercial

Current Land Use Classification: Vacant Dwelling

Direction: West

Future Land Use Classification: Heavy Industrial

Current Land Use Classification: Factory

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity To Regional Center/Premium Transit Corridor:

The subject property is not located within a Regional Center and within ½ a mile from the General McMullen-Babcock Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Community Commercial” to “Mixed Use” is requested in order to rezone the property to “MF-33” Multifamily District. The future land use designation of “Mixed Use” is appropriate with the surrounding area, allowing a blend of residential and commercial uses that could benefit from being located on an arterial and will add to the buffer between the heavy industrial uses to the west and the existing single, multi-family and commercial uses to the east. The proposed classification supports goal of the Kelly/South San PUEBLO Community Plan of promoting economic growth in the area along arterials and in established commercial areas.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: “I-1” General Industrial District

Proposed Zoning: “MF-33” Multifamily District

Zoning Commission Hearing Date: July 18, 2023