



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600030

(Associated Zoning Case Z-2023-10700132)

**SUMMARY:**

**Comprehensive Plan Component:** SA Tomorrow Port San Antonio Area Regional Center Plan

**Plan Adoption Date:** December 2, 2021

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Regional Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 12, 2023

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** McCombs Family Partners Ltd

**Applicant:** Brown & McDonald PLLC

**Representative:** Brown & McDonald PLLC

**Location:** Generally located in the 6500 block of Old Pearsall Road

**Legal Description:** 8.901 acres out of NCB 15248

**Total Acreage:** 8.901

**Notices Mailed**

**Owners of Property within 200 feet:** 37

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

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

**Transportation:****Thoroughfare:** Old Pearsall Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Thoroughfare:** Excellence Drive**Existing Character:** Collector**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 616**Comprehensive Plan****Comprehensive Plan Component:** SA Tomorrow Port San Antonio Area Regional Center Plan**Plan Adoption Date:** December 2, 2021**Plan Goals:**

- Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology.
- Recommendation #2 Focus areas and mixed-use corridors should be characterized by a mixture of compatible uses, at a scale that complements surrounding uses and development.
- Recommendation #4 Concentrate density of development and intensity of activity at key intersections in the plan area.

**Comprehensive Land Use Categories****Land Use Category:** "Low Density Residential"**Description of Land Use Category:**

- Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.
- Typical densities in this land use category would range from 3 to 12 dwelling units per acre.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15.**Land Use Category:** "Regional Commercial"**Description of Land Use Category:**

- Regional Commercial includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region.
- Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities.
- Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage.

- Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships.

**Permitted Zoning Districts:** O-1.5, O-2, C- 2, C-3, L, and BP. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Neighborhood

Direction: East

**Future Land Use Classification:**

Regional Commercial

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Low Density Mixed Use

**Current Land Use Classification:**

Traders Village

Direction: West

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use:**

SAWS Utility

**FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Port San Antonio Regional Center, but not located within a half mile of a Premium Transit Corridor.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an Alternate Recommendation of “Urban Mixed Use”.

The proposed land use amendment from “Low Density Residential” to “Regional Commercial” is requested in order to rezone the property to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District. The proposed Plan Amendment to “Regional Commercial” is not a compatible transition abutting the established single-family residential use to the north and west. The future land use classification for the property is “Low Density Residential”, which is compatible with the existing uses along Excellence Drive. However, higher intensity designations do exist along the Old Pearsall Road corridor, making Staff’s recommendation of “Urban Mixed Use” a more suitable option which would allow commercial and residential uses, while balancing the surrounding area and limiting higher intense uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700132**

**CURRENT ZONING:** "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**PROPOSED ZONING:** "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** July 18, 2023