



City of San Antonio

Agenda Memorandum

Agenda Date: September 27, 2023

In Control: Planning Commission Meeting

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: September 27, 2023. This case was continued from the July 12, 2023 hearing and the August 9, 2023 hearing.

Case Manager: Kellye Sanders, Planning Coordinator

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: August 15, 2023