

6. PLAN AMENDMENT CASE PA-2024-11600101 (Council District 5): A request by Marina Deleon, representative, for Approval of a Resolution amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Urban Low Density Residential" on Lot B-1, Block 3, NCB 8184, located at 2435 Frio City Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700327) (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department)



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 26, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon, Director

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600101  
(Associated Zoning Case Z-2024-10700327)

**SUMMARY:**

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

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

**Current Land Use Category:** "Community Commercial"

**Proposed Land Use Category:** "Urban Low Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 26, 2025

**Case Manager:** Samantha Benavides, Planner

**Property Owner:** Guadalupe Salinas

**Applicant:** Guadalupe Salinas

**Representative:** Guadalupe Salinas

**Location:** 2435 Frio City Road

**Legal Description:** Lot B-1, Block 3, NCB 8184

**Total Acreage:** 0.2760 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Thompson Neighborhood Association

**City-wide Community Organizations:** Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

**Applicable Agencies:** Lackland AFB, TxDOT

## **Transportation**

**Thoroughfare:** Frio City Road

**Existing Character:** Local Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 62, 251, 524

## **Comprehensive Plan**

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

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

### **Plan Goals:**

- Direct higher density housing options to targeted focus areas and along major corridors and encourage appropriate transitions of density and intensity to existing lower density neighborhoods.

## **Comprehensive Land Use Categories:**

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Permitted Zoning Districts:** O-1.5, NC, C-1, and C-2. 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.

## **Comprehensive Land Use Categories:**

**Land Use Category:** “Urban Low Density Residential”

**Description of Land Use Category:** Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks SA Tomorrow Sub-Area Planning: Port San Antonio Area Regional Center Plan 24 are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC. Typical densities in this land use category would range from 7 to 18 dwelling units per acre. IDZ, PUD, MXD, and TOD 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:** “Community Commercial”

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** “Community Commercial”, “Low Density Residential”

**Current Land Use Classification:** Scrap Yard, Vacant, Retail

Direction: East

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Scrap Yard

Direction: South

**Future Land Use Classification:** “City/State/Federal Government”, “Neighborhood Commercial”, “Business Park”

**Current Land Use Classification:** Food Service Establishment, Metal Recycling

Direction: West

**Future land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Single-Family Dwelling, Bar, Food Service Establishment

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

### **PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:**

The subject property is located within the Port San Antonio Regional Center and within ½ a mile from the General McMullen-Babcock Metro 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 “Community Commercial” to “Urban Low Density Residential” is requested to rezone the property to “R-4” Residential Single-Family District. Given the surrounding “Community Commercial” land use designation within proximity, Staff finds that the request is not consistent with existing industrial uses abutting the subject property. Although

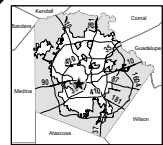
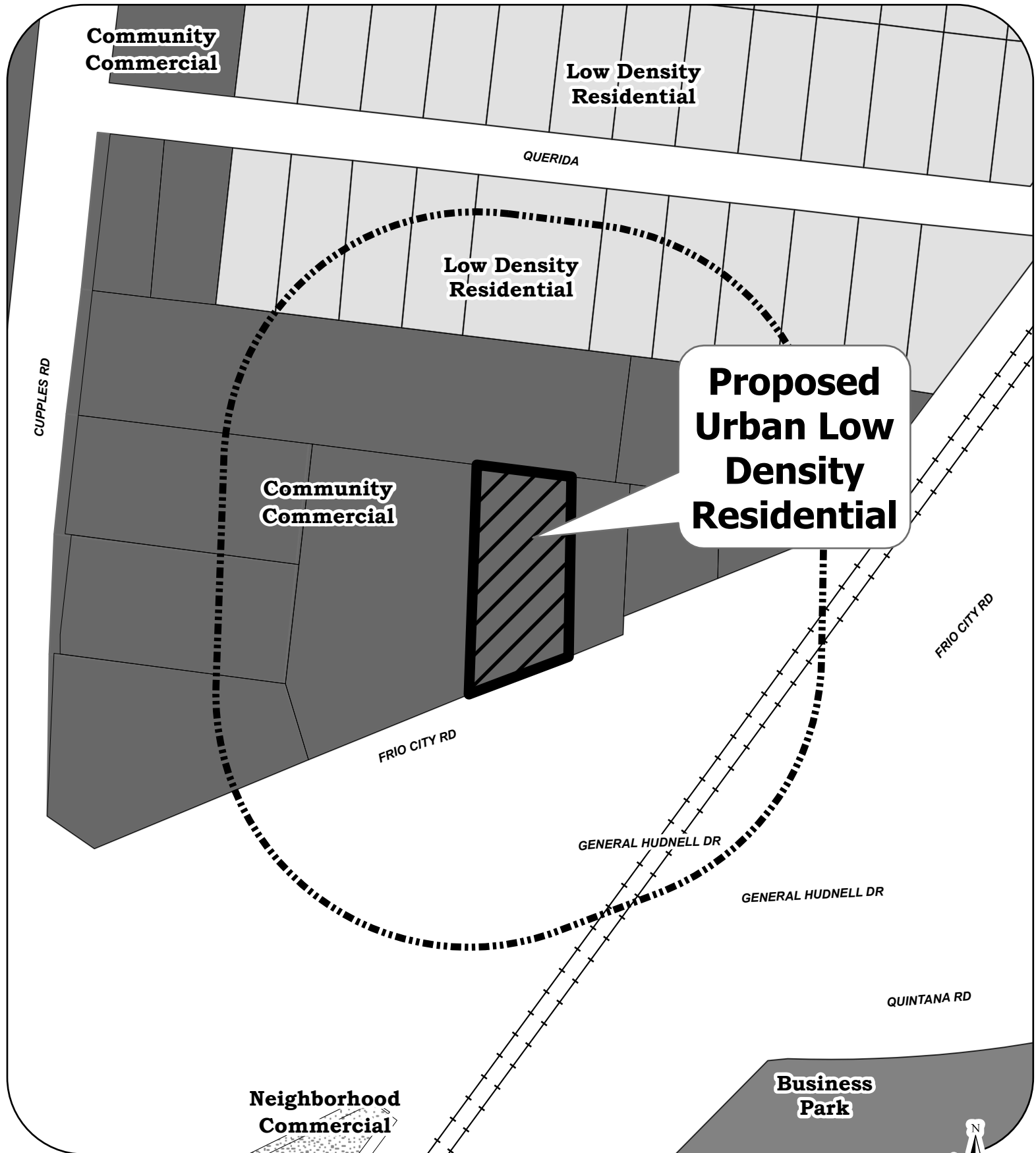
there is a land use designation of “Low Density Residential” nearby, it is located within an established residential neighborhood to the north, not along Frio City Road on a commercial corridor.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700327**

Current Zoning: "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

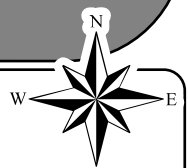
Zoning Commission Hearing Date: March 4, 2025



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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Map Created by: Gustavo Gutierrez  
 Map Creation Date: 2/12/2025  
 Map File Location: \\scommonimisc29\GIS\Plan50\plan\_1\B\Archived\Neighborhoods  
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|--|--------------------------|--|-------------------------|
|  | 200' Notification Area   |  | Community Commercial    |
|  | Proposed Land Use Change |  | Business Park           |
|  | Low Density Residential  |  | Neighborhood Commercial |



0 50 100 Feet

# **Port San Antonio Area Regional Center** **Proposed Plan Amendment 2411600101 Area**

City of San Antonio  
 Development Services  
 Department

Amin Tohmaz, PE, CBO  
 CRR Morton Development and  
 Business Services Center  
 PO Box 859565  
 San Antonio, TX 78283

