



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600100
(Associated Zoning Case Z-2022-10700291)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 03, 2007

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 16, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Joel E Rodriguez

Applicant: Joel E Rodriguez

Representative: Joel E Rodriguez

Location: 1903 South Brazos

Legal Description: Lot 1 and Lot 2, Block 1, NCB 2528

Total Acreage: 0.1543 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: South Brazos Street

Existing Character: Secondary Arterial B

Proposed Changes: None known

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

Routes Served: 62, 66, 251, 268

COMPREHENSIVE PLAN

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 03, 2007

Plan Goals:

- Objective 19.4 Promote compatibility between business and residents
 - 19.4.1 Consider mixed use developments which promote compatibility through design guidelines and encourage pedestrian activity on the street.
 - 19.4.2 Ensure availability of goods and services to serve the local community, in addition to larger regional markets.

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Small scale retail or offices, professional services and convenience retail that serves neighborhood market. Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer’s offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, C-1

Land Use Category: “Community Commercial”

Description of Land Use Category: Medium intensity commercial uses that serve two or more neighborhoods. Should be located along arterial roads near intersections Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses. Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers.

Permitted Zoning Districts: NC, C1, C2, C2-P, O-1, UD, O-1

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Vacant Commercial Building

Direction: North

Future Land Use Classification: Community Commercial

Current Land Use Classification: Commercial Building

Direction: East

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Vacant Lot

Direction: South

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Residential Dwelling

Direction: West

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Welding Business

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
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 “Neighborhood Commercial” to “Community Commercial” is requested to rezone the property to “C-2” Commercial District. The proposed “Community Commercial” is appropriate and consistent with abutting land uses. The property across the street is all designated “Community Commercial.” Much of the zoning and land use in the area is not aligned. The change to “Community Commercial” land use will allow for commercial redevelopment that is consistent with the neighborhood and provides goods and services to the surrounding area. The neighboring property to the South has a land use designation of “Medium Density Residential” which is also compatible with the proposed “Community Commercial.”

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 15, 2022