



City of San Antonio

Agenda Memorandum

Agenda Date: February 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600003
(Associated Zoning Case Z-2023-10700018)

SUMMARY:

Comprehensive Plan Component: Huebner/ Leon Creek Community Plan

Plan Adoption Date: August 21, 2003

Plan Update History: September 3, 2009

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 22, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: Padmasiri & Prabha Somawardana

Applicant: Cornell R Mangum II

Representative: Ron Mangum

Location: 8491 Abe Lincoln

Legal Description: the south 180 feet of the north 475 feet of Lots 1 and 2, Block 1, NCB 14662

Total Acreage: 2.82

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Alamo Farmsteads/Babcock Road
Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Abe Lincoln

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 604, 609

Comprehensive Plan

Comprehensive Plan Component: Huebner/ Leon Creek Community Plan

Plan Adoption Date: August 21, 2003

Plan Goals:

- Objective 1.3: Low Density Maintain the low density development pattern.
- Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns.
- Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

- Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6 & MF-18

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

- Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial roadways or along mass transit system nodes. These commercial nodes are typically 20 acres or greater in area.
- Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed monument signage.
- Where possible, revitalized or redeveloped centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.
- Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, and automobile dealerships.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

18 Wheeler Storage, Barber shop

Direction: North

Future Land Use Classification:

Low Density Residential Estate

Current Land Use Classification:

Water Tower

Direction: East

Future Land Use Classification:

Office

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Office and Medium Density Residential

Current Land Use Classification:

Dental Office

Direction: West

Future Land Use Classification:

Low Density Residential Estate

Current Land Use:

Adult Day Care Facility

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or within a half mile of a 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 land use amendment from “Medium Density Residential” to "Regional Commercial" is requested in order to rezone the property to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service or Storage. The proposed land use is not consistent with the established development pattern in the area. The property is not in proximity to any large corridors and is within the block of a collector road, mostly comprised of large lot residential and low intensity commercial and office uses. Therefore, introducing higher intensity commercial land use is not supported for the surrounding area.

The future land use designation "Regional Commercial" is not established in this area. The nearest “Regional Commercial” is located on Babcock Road. There is no adequate transitional buffer of land use in this area to accommodate for "Regional Commercial”, as the surrounding area only has “Office”, “Medium Density Residential”, and “Low Density Residential Estate”. To allow "Regional Commercial” for this property would constitute higher density commercial encroachment into a primarily large lot single family residential block. The subject property does not meet the requirements for a “Regional Commercial” land use which includes, a location at an intersection node or a location of 20 acres or greater, therefore it would not be appropriate at this location.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700018

Current Zoning: "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service or Storage

Zoning Commission Hearing Date: March 7, 2023