



City of San Antonio

Agenda Memorandum

Agenda Date: January 27, 2022

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600102
(Associated Zoning Case Z-2021-10700288 CD)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 15, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Eugenio Contreras and Victor Manuel Delgado

Applicant: Eugenio de Jesus Contreras

Representative: Eugenio de Jesus Contreras

Location: Generally located in the 5000 Block of Southcross Ranch Road

Legal Description: 2.0 acres out of NCB 18239

Total Acreage: 2.0 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: Southcross Ranch Road

Existing Character: Local

Proposed Changes: None

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

Routes Served: 515

ISSUE:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Update History: None

Plan Goals:

- A community that is a safe and clean place in which to live in free of crime, stray animals, and trash
- A well-trained workforce and safe, attractive corridors
- A well-maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life
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- Provide a myriad of health care options to the residents of the Eastern Triangle through education, preventative healthcare services, and healthcare offices, clinics, and medical complexes
- Utilize the concept of Complete Streets to enhance the aesthetics and service level of infrastructure in the Eastern Triangle through maintenance and improvement to current systems so that transportation networks for all modes of transportation and drainage systems function safely and efficiently

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category:

- Low Density Residential Development includes Single Family Residential Development on individual lots.
- This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Land Use Category: Community Commercial

Description of Land Use Category:

- Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

- Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.
- Community Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

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

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:

Vacant

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Mobile Homes

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Mobile Homes

Direction: West

Future Land Use Classification:

Parks Open Space

Current Land Use:

Vacant

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 and Planning Commission recommend Denial.

The applicant seeks a Plan Amendment to “Community Commercial” to rezone to “C-2 CD” Commercial District with a Conditional Use for a Truck Stop. The subject property is located in an area where the future land use designations are predominately “Low Density Residential” and “Medium Density Residential”. While there are some “Regional Commercial” and “Light Industrial” land use designations in proximity to the site, they are located along Loop 410, to minimize adverse impacts on residential land uses.

On December 7, 2021 the Zoning Commission recommended Denial of the zoning request.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700288 CD

Current Zoning: "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop

Zoning Commission Hearing Date: December 7, 2021