



City of San Antonio

Agenda Memorandum

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT PA-2021-11600013

(Associated Zoning Case Z-2021-10700034)

SUMMARY:

Comprehensive Plan Component: Kelly/S. San P.U.E.B.L.O Community Plan

Plan Adoption Date: 2007

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 12, 2022

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Paul Salomon

Applicant: Parra & Co., LLC

Representative: Parra & Co., LLC

Location: 819 New Laredo Highway

Legal Description: 0.6034 acres out of NCB 8758

Total Acreage: 0.6034

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Quintana Community HOA

Applicable Agencies: None

Transportation

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 515 and 524

Comprehensive Plan:

Comprehensive Plan Component: Kelly/S. San P.U.E.B.L.O Community Plan

Plan Adoption Date: 2007

Plan Goals:

- Key land use plan concepts are reflected in the Land Use Map changes and the land use update provides:

- Increased Mixed Use along Major and Minor Corridors

- Increased Mixed Use along portions of major corridors such as New Laredo Highway, Somerset,

Zarzamora, and Southcross in order to allow for more compatible uses

- The update further acknowledges residential uses which are found throughout the update area

- Acknowledges existing commercial uses along Southcross (south frontage)

- Provides a more intense commercial with pedestrian orientation along portions of Zarzamora, Somerset, and Southcross (recommends up to C-2 P with 35 ft. maximum front setback, parking in back)

- Business Park Changes

- Transitioned Industrial uses to Business Park in order to consolidate large scale business park uses

and limit the incompatibility of future uses.

- Preserves pockets of small-scale Mixed use (commercial and residential) within Business Park blocks

- Expanded Community Commercial node at Southcross and Nogalitos

Comprehensive Land Use Categories:

Land Use Category: Neighborhood Commercial

Description of Land Use Category: This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Permitted Zoning Districts: “O-1”, “NC”, “C-1”

Land Use Category: Community Commercial

Description of Land Use Category: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or

higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be found behind the principal structure and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

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

Land Use Overview:

Subject Property

Future Land Use Classification: Neighborhood Commercial, Low Density Residential

Current Land Use Classification: Dog Grooming

Direction: North

Future Land Use Classification: Neighborhood Commercial, Low Density Residential

Current Land Use Classification: Commercial Stores, Single-Family Dwelling, Church

Direction: East

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Gas Station

Direction: South

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Machine/Welding Shop

Direction: West

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Dwellings

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 Denial.

The applicant seeks a Plan Amendment to "Community Commercial" to rezone to "C-2 CD" Commercial District with a Conditional Use for Animal and Pet Services. The proposed land use to "Community Commercial" is not consistent with the surrounding land use, which is largely "Neighborhood Commercial" throughout the New Laredo Highway Corridor. The applicant seeks "Community Commercial" for a slightly higher commercial zoning designation of "C-2". The existing "Neighborhood Commercial" will limit the applicant to "C-1" Light Commercial and a 5,000 square foot building.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted)"

Zoning Commission Hearing Date: January 18, 2022