



City of San Antonio

Agenda Memorandum

Agenda Date: October 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600097
(Associated Zoning Case Z-2022-10700257 CD)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Current Land Use Category: “Mixed Use”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2022. This item was continued from the October 12, 2022 hearing.

Case Manager: Elizabeth Steward, Planner

Property Owner: Johnny Rodriguez

Applicant: Johnny Rodriguez

Representative: Horacio Mendoza

Location: Generally located in the 1900 block of Pleasanton Road

Legal Description: the northern 47.6 Feet of the southern 50 feet of Lot 1 and the southern 50 Feet of the western 40 Feet of Lot 2, Block 1, NCB 7825

Total Acreage: 0.15

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 44

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Plan Goals:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.
- Balance centralized and dispersed service locations to optimize the delivery of community services.

Comprehensive Land Use Categories

Land Use Category: "Mixed Use"

Description of Land Use Category:

- Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment.
- Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings.
- This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

- By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Permitted Zoning Districts: Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

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 includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.
- Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. 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. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

Permitted Zoning Districts: Neighborhood Commercial District, Commercial District, Office District

Land Use Overview

Subject Property

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Karate Studio

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Residence and Tax Office

Direction: South

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Barber shop

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Gas Station and Shopping Center

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 proposed land use amendment from “Mixed Use” to “Regional Commercial” is requested in order to rezone the property to “C-3 S” General Commercial with a Specific Use Authorization for Auto Paint And Body. This is not consistent with the South Central San Antonio Community Plan’s objective to Promote economic development and integrate environmental quality protection. The future land use classification for the property is “Mixed Use”, which is compatible with the existing uses along the Pleasanton corridor. The proposed Plan Amendment to “Regional Commercial” is not a compatible use on the Pleasanton corridor, this designation is too high of a land use intensity on an interior lot surrounded by “Mixed Use” land use and lower intensity commercial uses. There is no established “Regional Commercial” land use in this area. The “Regional Commercial” land use is designed for commercial nodes of 20 acres or more, the subject property is only 0.15 acres. Further the applicant can work within the existing land use to condition down their zoning request to a district consistent with “Mixed Use” land use, such as “C-2” Commercial District.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700257 S

CURRENT ZONING: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting

Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

PROPOSED ZONING: "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint And Body

Zoning Commission Hearing Date: October 18, 2022