



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3844

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 5/26/2021

**Title:** PLAN AMENDMENT CASE-PA-2021-11600035 (Council District 7): A request by Robert Delgado, representative, for Approval of a Resolution to amend West Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Civic Center" to "General Urban Tier" on Lot 1, NCB 11997, located at 103 North Acme Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700103) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment PA-2021-11600035  
(Associated Zoning Case Z-2021-10700103)

**SUMMARY:**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** "Civic Center"

**Proposed Land Use Category:** "General Urban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 26, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** Orlando Cepeda

**Applicant:** Robert Delgado

**Representative:** Robert Delgado

**Location:** 103 North Acme Road

**Legal Description:** Lot 1, NCB 11997

**Total Acreage:** 0.40

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** Los Puentes Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

**Transportation**

**Thoroughfare:** Acme

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Commerce

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Public Transit:** 75, 275

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Plan Goals:**

**Goal ED-2:** Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

**Goal ED-3.1:** Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan

**Comprehensive Land Use Categories**

**Land Use Category:** “Civic Center”

**Description of Land Use Category:** Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

**Permitted Zoning Districts:** Not Applicable

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:** Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes,

grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high-density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “Civic Center”

**Current Land Use Classification:** “General Urban Tier”

Direction: North

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Single Family Housing

Direction: East

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Strip Retail

Direction: South

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Auto Repair

Direction: West

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use:** Tire Shop

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center and is not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment to “General Urban Tier” to rezone the property to “C-2” Commercial for development of a retail center. The proposed land use amendment to “General Urban Tier” is consistent with the land use in the entire area which is also “General Urban Tier.” This would allow the property to be utilized in a different manner, rather than the previous use of a church, which was appropriate in the “Civic Center” land use category. “General Urban Tier” land use is also appropriate along West Commerce a highly trafficked arterial roadway.

The following Criteria for review is also applicable:

- The recommended land use pattern identified in the West/ Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/ Southwest

Sector Plan will not solely benefit a particular landowner or owners at a particular point in time.

- The amendment must uphold the vision for the future of the West/ Southwest Sector Plan
- The amendment will not adversely impact a portion of, or the entire Planning Area by;
- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the West/ Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700103**

**Current Zoning:** "R-5 MLOD-2 MLR-1 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** June 1, 2021