



City of San Antonio

Agenda Memorandum

File Number:21-3844

Agenda Item Number: 16.

Agenda Date: 5/26/2021

In Control: Planning Commission

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