



# City of San Antonio

## Agenda Memorandum

**File Number:**19-7154

---

**Agenda Item Number:** 8.

**Agenda Date:** 9/25/2019

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA-2019-11600039

(Associated Zoning Case Z-2019-10700145 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe/ Westside Community Plan

**Plan Adoption Date:** March 3, 2007

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Neighborhood Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 25, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Juan M. Ramirez

**Applicant:** Juan M. Ramirez

**Representative:** Juan M. Ramirez

**Location:** 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street

**Legal Description:** Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163

**Total Acreage:** 0.39

## **Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Parks and Recreation

## **Transportation**

**Thoroughfare:** South Laredo Street

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** Jean Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 67, 275

## **Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe/ Westside Community Plan

**Plan Adoption Date:** March 3, 2007

**Plan Goals:**

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

## **Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

- Single-family homes on individual lots, on streets with low traffic volumes.
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category.
- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** R3, R4, R5, R6

## **Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:**

- Small scale retail or offices, professional services and convenience retail that serves neighborhood market.
- Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses.

**Permitted Zoning Districts:** NC, C1

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant building and garage

Direction: North

**Future Land Use Classification:**

Parks Open Space

**Current Land Use Classification:**

Park

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residential

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residential

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single Family Residential

**FISCAL IMPACT:**

None.

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

The property is located not located within a Regional Center or the Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “C-1 CD” with Conditional Use for Motor Vehicle Sales (Full Service). This is not consistent with the Guadalupe/Westside Community Plan’s objective to encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood and to have neighborhood commercial located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. The proposed Plan Amendment to “Neighborhood Commercial” is not suitable mid-block, nor in a predominantly “Low Density Residential” area.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700145 CD**

**CURRENT ZONING:** "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting District 2 Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**PROPOSED ZONING:** "C-1 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting District 2 Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: October 1, 2019