



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2852

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**Agenda Item Number:** 17.

**Agenda Date:** 4/14/2021

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA-2021-11600013

(Associated Zoning Case Z-2021-10700034)

**SUMMARY:**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 15, 2007

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 14, 2021

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Paul Salomon

**Applicant:** Paul Salomon

**Representative:** Eduardo Di Loreto Cano

**Location:** 819 New Laredo Highway

**Legal Description:** 0.63 acres out of NCB 8758

**Total Acreage:** 0.63

## **Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Quintana Community Association

**Applicable Agencies:** Lackland Airforce Base

## **Property Details**

### **Transportation**

**Thoroughfare:** New Laredo Highway

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Peabody

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Route Served:** 515

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 15, 2007

### **Goals:**

Objective 1.2.3: Reduce occurrences of commercial encroachment into residential areas.

The Definition of Regional Commercial:

This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size.

## **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. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline. 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 residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties. **Permitted Zoning Districts:** NC, C-1, O-1

**Land Use Category:** Regional Commercial

### **Description of Land Use Category:**

This land use category includes high intensity commercial or automobile related uses that draw their customer

base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers,” large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Whenever possible, revitalized or redeveloped regional 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, C-3, O-1, O-1.5, O-2

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Pet Services (Indoor)

Direction: North

**Future Land Use Classification:**

Neighborhood Commercial, Low Density Residential

**Current Land Use Classification:**

Single-Family Homes, Small Retail

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:**

Vacant

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Single-Family Dwellings

**FISCAL IMPACT:**

None.

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

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

**STAFF ANALYSIS AND RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an alternate recommendation of “Community Commercial”.

The Plan Amendment to “Regional Commercial” would allow the zoning change to a “C-3 CD” on parcels within the request. This request is out of scale with the tenets of the Kelly / South San Pueblo Plan, which calls for the downscaling of the New Laredo corridor to neighborhood scale commercial. The plan calls for “Neighborhood Commercial” for the area. The existing character and proposed site does not meet the characteristics of “Regional Commercial” land use. The applicant wishes to rezone to allow Pet Services with Outdoor Operations, an “L” Light Industrial use. This can be accomplished with a “C-2 CD” with a “Community Commercial” land use. “Community Commercial” would allow for higher utilization of the site while keeping in scale with the surrounding neighborhood.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Kelly/South San PUEBLO Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700034**

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

Requested Zoning: "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Animal and Pet Services

Zoning Commission Date: May 5, 2021