



City of San Antonio

Agenda Memorandum

Agenda Date: June 11, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600041
(Associated Zoning Case Z-2025-10700122)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 11, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Bravo Resources

Applicant: Arnoldo Uribe

Representative: Arnoldo Uribe

Location: 422 Hartline Drive

Legal Description: Lots 9 – 11, NCB 11899 and Lot 5, Block 9, NCB 12023

Total Acreage: 1.4118 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, San Antonio International Airport

Transportation

Thoroughfare: Hartline Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Newport Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 505, 14, 214

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - o Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

Comprehensive Land Use Categories:

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Low intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. 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 are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, C-1, O-1

Comprehensive Land Use Categories:

Land Use Category: “Regional Commercial”

Description of Land Use Category: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks, and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed 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: Oversized Vehicle Service and Storage

Direction: North

Future Land Use Classification: “Neighborhood Commercial”, “Low Density Residential”, “Community Commercial”

Current Land Use Classification: Vacant, Shipping Container Storage

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: West

Future land Use Classification: “Medium Density Residential”, “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings, Multi-family

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the NE I-35 and Loop 410 Regional Center and is within ½ a mile of the Austin Highway Metro Premium Transit Corridor.

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 Plan Amendment from “Neighborhood Commercial” to “Regional Commercial” is requested to rezone the property to “C-3NA” General Commercial Nonalcoholic Sales District. The subject property is located within an area that is predominately “Neighborhood Commercial” and “Low Density Residential” with established residential uses, making the proposed request

uncharacteristic of the surrounding area. "Regional Commercial" is typically meant for larger parcels, 20 acres or more, to support big box commercial developments to service larger regions. Also, the property is located at the intersection of local streets which are not intended to accommodate the amount of commercial traffic that is characteristic of larger commercial uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700122

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-3NA AHOD" General Commercial, Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: July 1, 2025