



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600011

(Associated Zoning Case Z-2023-10700032)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** “Community Commercial”

**Proposed Land Use Category:** “Regional Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 27, 2024

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Ahmet Guvengez and Melike Yenice

**Applicant:** Ahmet Guvengez and Melike Yenice

**Representative:** Ahmet Guvengez

**Location:** 13525 Wetmore Road

**Legal Description:** Lot 11, Block 2, NCB 15679

**Total Acreage:** 1.365 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department, San Antonio International Airport

**Transportation**

**Thoroughfare:** Wetmore Road

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Stahl Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are VIA transit options within a ½ mile of the subject property.

**Routes Served:** 502

### **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
  - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
  - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Goal II: Encourage economic growth that enhances airport operations and surrounding development
  - Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized
  - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

### **Comprehensive Land Use Categories**

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

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

Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

**Permitted Zoning Districts:** “NC”, “C-1”, “C-2”, “C-2P”, “O-1”, “O-1.5”

**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:**

“Community Commercial”

**Current Land Use Classification:**

Restaurant (nonoperational)

Direction: North

**Future Land Use Classification:**

“Medium Density Residential”, “Public Institutional”

**Current Land Use Classification:**

Residential dwellings

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Auto dealerships, residential dwelling

Direction: South

**Future Land Use Classification:**

“Business/Innovation Mixed Use”, “Community Commercial”

**Current Land Use Classification:**

Building materials retailer, Water softening equipment supplier, Lumber store

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Commercial strip- Professional office, jewelry store, bar, food service establishment

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The subject property is not located within a Regional Center or within a ½ mile of a 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 “Community Commercial” to “Regional Commercial” is requested to rezone the property to "C-3 AHOD" General Commercial Airport Hazard Overlay District, to bring the restaurant existing on the property into compliance, and to permit other “C-3” General Commercial uses by right. The San Antonio International Airport Vicinity Land Use Plan describes the “Regional Commercial” land use category as being appropriate for areas 20 acres or greater in area. The subject property is located north of Wetmore Road, an established commercial corridor, with a residential development pattern to the north, and an industrial development pattern to the south. The existing “Community Commercial” serves as a buffer between the industrial and residential development and is more appropriate for the property and surrounding area. Additionally, the subject property does not meet the size criteria for “Regional Commercial”. The restaurant could be brought into compliance with a proposal for “C-2” Commercial District; any additional “C-3” General Commercial District use could be conditioned down with a “CD” Conditional Use.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700032**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 2, 2024