



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**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:**

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:**

**Case Manager:**

**Property Owner:**

**Applicant:**

**Representative:**

**Location:**

**Legal Description:**

**Total Acreage:**

**Notices Mailed**

**Owners of Property within 200 feet:**

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:**

**Transportation**

**Thoroughfare:**

**Existing Character:**

**Proposed Changes:**  
**Public Transit:**  
**Routes Served:**

**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:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: