



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 24, 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-2023-11600090 (Associated Zoning Case Z-2023-10700333)

**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:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity 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 existing 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.
- Objective 2.1 Upgrade and enhance air front 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:** “Medium Density Residential”

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

Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes.

Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

**Permitted Zoning Districts:** “R-3”, “RM-4”, “RM-5”, “RM-6”, “MF-18”

### **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”

### **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 Overview**

Subject Property

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant, Sheds

Direction: North

**Future Land Use Classification:**

“Low Density Residential”, “Neighborhood Commercial”

**Current Land Use Classification:**

Residential Dwelling, Roofing Contractor

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, “Public Institutional”

**Current Land Use Classification:**

Residential Dwelling, Athletic Complex

Direction: South

**Future Land Use Classification:**

“Public Institutional”, “Medium Density Residential”

**Current Land Use Classification:**

Church

Direction: West

**Future Land Use Classification:**

“Parks and Open Space”, “Mixed Use”

**Current Land Use Classification:**

Residential Dwelling, Church

**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 Premium 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: