



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 7, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600069  
(Associated Zoning Case Z-2023-10700255)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Low Density Residential"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2023. This item was continued from the October 11, 2023.

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Rosaura Zapata

**Applicant:** Rosaura Zapata

**Representative:** Rosaura Zapata

**Location:** 2751 Nacogdoches Road

**Legal Description:** Lot 33, Block 7, NCB 12457

**Total Acreage:** 0.1568

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200 feet.

**Applicable Agencies:** Aviation and Planning Department

### **Transportation**

**Thoroughfare:** Nacogdoches

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Middlebury Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 9

### **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 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**

#### **Comprehensive Land Use Categories:**

**Land Use Category:** Low-Density Residential

**Description of Land Use Category:** Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

**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, book stores, copy service, dry cleaning, or convenience stores without gasoline

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

### **Land Use Overview**

**Subject Property**

**Future Land Use Classification:** "Low Density Residential"

**Current Land Use Classification:** Residential Dwelling

**Direction:** North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Residential Dwelling

**Direction:** East

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Restaurant

**Direction:** South

**Future Land Use Classification:** “Mixed Use”

**Current Land Use Classification:** Residential Dwelling

**Direction:** West

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use:** Professional Office

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The property is located within the Greater Airport Area Regional Center and located within a half mile from the Near Northwest Premium Transit Corridor.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Low-Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “C-1” Light Commercial District. The proposed “Neighborhood Commercial” is consistent with the surrounding properties.

The surrounding properties have future land use designation of “Low-Density Residential”, “Neighborhood Commercial”, and “Mixed Use”. The subject property is at the end of a residential block and abuts property with future land use designation “Neighborhood Commercial”. Properties with future land use designation “Neighborhood Commercial” would permit professional services that are generally located within walking distance of residential areas and where existing

commercial uses of similar intensities has already been established. Given the subject property's proximity to properties with future land use designation "Neighborhood Commercial" and "Mixed Use", and its location at the end of a residential block and along an arterial road, the proposed amendment would be compatible with the surrounding area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2023-10700255

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Proposed Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**Zoning Commission Hearing Date:** October 17, 2023