



City of San Antonio

Agenda Memorandum

Agenda Date: February 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600100
(Associated Zoning Case Z-2024-10700321)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Public Institutional"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Alamo Heights United Methodist Church

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: 825 East Basse Road

Legal Description: 1.914 acres out of NCB 18207

Total Acreage: 1.914 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Oak Park Northwood Neighborhood Association, San Antonio Texas District One Resident Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Aviation, Planning Department

Transportation

Thoroughfare: East Basse Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: West Nottingham Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Peter Baque Road

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, 647.

Comprehensive Plan

Comprehensive Plan Component: San Antonio Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- **Land Use Goal 2:** Encourage economic growth that enhances airport operations and development.
- **Land Use Goal 5:** Implement land use strategies in a coordinated, phased process.

Comprehensive Land Use Categories:

Land Use Category: “Public Institutional”

Description of Land Use Category: Public, quasi-public, utility company and institutional use. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Permitted Zoning Districts: Varies.

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 clinics.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, O-1.5.

Land Use Overview

Subject Property

Future Land Use Classification: “Public Institutional”

Current Land Use Classification: Parking Lot

Direction: North

Current Base Zoning: “Medium Density Residential,” “Public Institutional”

Current Land Uses: Multi-Family Dwellings

Direction: South

Current Base Zoning: “Community Commercial,” “Medium Density Residential,” “Parks/Open Space”

Current Land Uses: Assisted Living Facility, Single-Family Dwellings

Direction: East

Current Base Zoning: “Regional Commercial”

Current Land Uses: Restaurants, Salon, Shipping and Mailing Service, Retail Stores

Direction: West

Current Base Zoning: “Public Institutional”

Current Land Uses: Parking Lot, Church, School

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:

Subject property is located within the Greater Airport Area Regional Center and is not within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Public Institutional” to “Community Commercial” is requested to rezone the property to “O-1.5” Mid-Rise Office District. The existing “Public Institutional” land use is designated for public, quasi-public, utility company and institutional use. To support the development of an office building, the change to “Community Commercial” is required. Staff finds the proposed “Community Commercial” consistent with the surrounding area.

The subject property is abutting existing “Community Commercial” and is located next existing commercial uses to the east. The proposed office building is also appropriately located near a Secondary Arterial Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700321

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

Proposed Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

Zoning Commission Hearing Date: February 4, 2025.