



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 12, 2025

**In Control:** Planning Commission Meeting

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**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.