



City of San Antonio

Agenda Memorandum

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600021
(Associated Zoning Case Z-2025-10700063)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: “Business Park”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 3, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Yogijikrupa Hospitality – A, LLC

Applicant: San Pedro Ave Owner, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11221 San Pedro Avenue

Legal Description: Lot 49, NCB 13847

Total Acreage: 2.7250 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills, San Antonio Texas District 1 Residents Association

City-wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: San Antonio International Airport, Planning Department, TxDOT

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: East Rhapsody Drive

Existing Character: Local Secondary Arterial B

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 502, 602, 648

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
 - o 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
 - o Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
 - o Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons
- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
 - o Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

Comprehensive Land Use Categories:

Land Use Category: “Business Park”

Description of Land Use Category: Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

Permitted Zoning Districts: BP, Business Park* C-2, Commercial C-3, Commercial O-1, Office District O-1.5, Office District** *Preferred zoning district ** Not allowed within the Noise Contours

Comprehensive Land Use Categories:

Land Use Category: “High Density Residential”

Description of Land Use Category: All residential uses, including apartments, condominiums and assisted living facilities Typically located along or near major arterials or collectors May be

used as a transitional buffer between lower density residential uses and non-residential uses Not recommended within the Noise Contours

Permitted Zoning Districts: MF-25, Multifamily MF-33, Multifamily MF-40, Multifamily MF-50, Multifamily

Land Use Overview

Subject Property

Future Land Use Classification:

”Business Park”

Current Land Use Classification:

Hotel

Direction: North

Future Land Use Classification:

”Light industrial”, “Business Park”

Current Land Use Classification:

Motorcycle Dealership, Hotel, Used Car Dealership

Direction: East

Future Land Use Classification:

”Light Industrial”, “Airport”

Current Land Use Classification:

Offices, San Antonio International Airport

Direction: South

Future Land Use Classification:

”Business Park”, “Light Industrial”

Current Land Use Classification:

Gas Station, Commercial Strip Mall

Direction: West

Future Land Use Classification:

”Business Park”, “Light Industrial”

Current Land Use Classification:

Commercial Strip Mall, Flooring Contractor

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Greater Airport Area Regional Center but is not 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: Staff recommends Denial.

The proposed Plan Amendment from “Business Park” to “High Density Residential” is requested to rezone the property to “MF-50” Multi-Family District. Given the surrounding “Business Park” and “Light Industrial” land use designations within proximity, Staff finds that the request is not consistent with what is in the area. The San Antonio International Airport Vicinity Land Use Plan encourages the revitalization of commercial and industrial properties near the airport. While the Plan mentions protecting existing residential uses, it does not encourage new residential development in such close proximity to the airport flight path, runways and operations.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700063

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-50 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: April 15, 2025