



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**  
PLAN AMENDMENT CASE PA-2024-11600020

**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 Land Use Plan

**Plan Adoption Date:** May 2010

**Plan Goals:**

- Goal II: Encourage economic growth that enhances airport operations and development
- Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

**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

**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:**

"Public Institutional"

**Current Land Use Classification:**

Commercial Buildings, Office Space

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Church, Single-Family Residential Units

Direction: East

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Auto Repair, Food Service, Animal Clinic

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Montessori School, Single-Family Residential Units

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential Units, Commercial Building

**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 but is within a ½ mile of the San Pedro Metro Premium Transit Corridor.

**ALTERNATIVES:**

???

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** ???

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: