



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600102
(Associated Zoning Case Z-2022-10700298 S)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 16, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Diane M. Connor, Dennis Mundahl, Rickey Mundahl, and Dale Mundahl

Applicant: Buck Benson

Representative: Buck Benson

Location: 2306 Austin Highway

Legal Description: Lot 20 and Lot 21, NCB 12180

Total Acreage: 2.384 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: San Antonio International Airport, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 14, 214, 505

Comprehensive Plan San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: 2010

Plan Goals:

- Key Theme 7: Encourage compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Key Theme 8: Encourage adaptive reuse or retrofit of declining commercial areas.
- Key Theme 10: Encourage redevelopment of Austin Highway, Perrin Beitel, Walzem, and West Avenue corridors.
- Land Use Goal 1: Protect the quality of life of residents including health, safety and welfare.
- Land Use Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
- Land Use Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

Comprehensive Land Use Categories

Land Use Category: Medium Density Residential

Description of Land Use Category: Single-family houses on individual lots,, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Permitted Zoning Districts: R-3, Residential Single Family RM-4, Mixed Residential RM-5, Mixed Residential RM-6, Mixed Residential (and less intense residential zoning districts) MF-18, Multifamily

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, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Barber School, Mobile Homes

Direction: North

Future Land Use Classification:

Business Park

Current Land Use Classification:

Hotel, Apartments, Restaurant

Direction: East

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Apartments

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling, Veterans Organization

Direction: West

Future Land Use Classification:

Community Commercial

Current Land Use:

Mobile Home Dealer

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

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

The proposed land use amendment from “Medium Density Residential” to “Community Commercial” is requested to rezone the property to “C-2” Commercial District. The property abuts a primary arterial street and the proposed “Community Commercial” land use is consistent with the other “Community Commercial” land use designation to the west of the subject property.

Surrounding land uses consist of “Business Park” and “High Density Residential” which aligns more closely to “Community Commercial” and not the existing “Medium Density Residential.” Additionally, the proposed request consolidates the land use from the last remaining “Medium Density Residential” in the block to the proposed “Community Commercial.”

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700298 S

Current Zoning: "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "MH MC-3 AHOD" Manufacture Housing Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a height to exceed thirty-five (35) feet

Zoning Commission Hearing Date: November 15, 2022