



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 7, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600042  
(Associated Zoning Case Z-2023-10700164)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Neighborhood Commercial"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 26, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Manuel T. Burca

**Applicant:** Gustavo Gonzalez

**Representative:** Gustavo Gonzalez

**Location:** 4400 Stahl Road

**Legal Description:** 1.359 acres out of NCB 17196

**Total Acreage:** 1.359 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Northern Hills Neighborhood Association

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

## **Transportation**

**Thoroughfare:** Stahl Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes in proximity to the subject property.

**Routes Served:** N/A

## **Comprehensive Plan**

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

**Plan Adoption Date:** March 2010

**Plan Goals:**

- Goal I: Protect the quality of life of residents including health, safety and welfare
  - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards

## **Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood.

Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

**Permitted Zoning Districts:** NC, C-1, O-1

**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, MF-33, MF-40, MF-50

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Landscape Supply Business

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant, Residential Dwellings

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant, Residential Dwellings

Direction: West

**Future Land Use Classification:**

Low Density Residential, Parks and Open Space

**Current Land Use Classification:**

Vacant, Residential Dwellings

**ALTERNATIVES:**

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

**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 or within a ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

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

The proposed land use amendment from “Neighborhood Commercial” to “High Density Residential” is requested to rezone the subject property to “MF-33” Multi-Family District, for an Assisted Living Facility. While the property is placed and sized in a way that aligns with the “Neighborhood Commercial” land use designation, “High Density Residential” is appropriate for the property and surrounding area as well.

The property meets the locational criteria for the “High Density Residential” land use designation as it is located off a secondary arterial. There is an established “Low Density Residential”

development pattern behind the subject property. Thus, the proposed “High Density Residential” can serve as a transitional buffer between the existing residential land use and the more intense “Mixed Use” development to the north of the subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700164**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 1, 2023