



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 25, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Plan Amendment PA-2023-11600071 (Associated Zoning Case Z-2023-10700276)

**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:**

- 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 development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- 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

**Comprehensive Land Use Categories**

**Land Use Category:** “Light Industrial”

**Description of Land Use Category:** A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones Should include proper screening and buffering and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.

**Permitted Zoning Districts:** L, Light Industrial BP, Business Park C-3, Commercial O-1, Office District O-1.5, Office District\* \* Not allowed within the Noise Contours

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Contractor

Direction: North

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use Classification:**

Church

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single-Family Dwelling

Direction: South

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Storage

Direction: West

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use:**

Church

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: