



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 8, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment PA-2021-11600071  
(Associated Zoning Case Z-2021-10700214)

**SUMMARY:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Plan

**Plan Adoption Date:** April 02, 2009

**Current Land Use Category:** “Low Density Residential” and “Parks/Open Space”

**Proposed Land Use Category:** “High Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 22, 2021. This case was continued from September 8, 2021.

**Case Manager:** Roland Arsate, Planner

**Property Owner:** Estela Gonzalez Estate Trust  
**Applicant:** Jose Gallegos  
**Representative:** Jose Gallegos  
**Location:** 9400 Block of SE Loop 410  
**Legal Description:** Lot P-102, NCB 10917  
**Total Acreage:** 23.3190

**Notices Mailed**

**Owners of Property within 200 feet:** 18  
**Registered Neighborhood Associations within 200 feet:** Villa Coronado Neighborhood Association  
**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** SE LOOP 410  
**Existing Character:** Collector  
**Proposed Changes:** None Known  
**Public Transit:** VIA bus routes are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Plan

**Plan Adoption Date:** April 02, 2009

**Plan Goals:**

- **Goal I: Protect the quality of life of residence including health, safety and welfare.**
- **Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilize**

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

- **Single-family houses on individual lots.**
- **Accessory dwelling units (carriage houses, granny flats, etc.) are allowed.**
- **Certain lower impact community oriented uses such as schools, churches, parks or community center are appropriate.**

**Permitted Zoning Districts:** R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

**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**

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

**Subject Property**

**Future Land Use Classification:** High Density Residential

**Current Land Use Classification:** Vacant Land

**Direction: North**

**Future Land Use Classification:** Public Institutional

**Current Land Use Classification:** Vacant Land

**Direction: East**

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single Family Residential and Church

**Direction: South**

**Future Land Use Classification:** ROW: Loop 410

**Current Land Use Classification:** ROW: Loop 410

**Direction: West**

**Future Land Use Classification:** Low Density Residential

**Current Land Use:** Vacant Land

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” and “Parks/Open Space” to “High Density Residential” is requested in order to rezone the property to “MF-33” Multi-Family District. The proposed Plan Amendment to “High Density Residential” is a compatible transition for the “R-5” Residential Single-Family to the East. Also, the “High Density Residential” future land use classification will add diverse housing options on the south side and provide a multi-family alternative in the area. The proposed location along Loop 410 is also appropriate for multi-family housing.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700214**

**CURRENT ZONING:** "I-1 H AHOD" General Industrial Historical Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

**PROPOSED ZONING:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Historical Airport Hazard Overlay District

**Zoning Commission Hearing Date:** September 21, 2021