



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** August 18, 2022

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

Plan Amendment PA-2022-11600052  
(Associated Zoning Case Z-2022-10700141)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** Regional Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 22, 2022

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

**Property Owner:** Luis G. Ochoa

**Applicant:** Luis G. Ochoa

**Representative:** MaYu-Group LLC

**Location:** 11401 West Avenue

**Legal Description:** Lot 2-3, Block 1, NCB 16244

**Total Acreage:** 1.281 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hills

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Thoroughfare:** Patricia

**Existing Character:** Collector

**Proposed Changes:** None known.

**Public Transit:** There are VIA bus route in proximity to the property.

**Routes Served:** 2, 602

**COMPREHENSIVE PLAN**

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

**Plan Adoption Date:** May 20, 2010

**Plan Goals:**

Goal II: Encourage economic growth that enhances airport operations and surrounding development

· Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized

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

**Comprehensive Land Use Categories**

**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, 1 O-1, O-1.5

**Land Use Category:** Regional Commercial

**Description of Land Use Category:**

- High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area.
- Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted

- Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses

**Permitted Zoning Districts:**

- NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Commercial Strip: Bakery, Tavern, Hair Salon, Cellular Phone Store, Tattoo Shop, Insurance Office, Novelty Shop

Direction: North

**Future Land Use Classification:**

Parks Open Space, Community Commercial

**Current Land Use Classification:**

Vacant, Self Storage Facility

Direction: East

**Future Land Use Classification:**

Regional Commercial, Medium Density Residential, Low Density Residential

**Current Land Use Classification:**

Auto Parts Retailer, Oil Change Facility, Residential Dwelling

Direction: South

**Future Land Use Classification:**

Medium Density Residential, Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

Direction: West

**Future Land Use Classification:**

Community Commercial, High Density Residential

**Current Land Use:**

Self Storage Facility, Apartments

**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 applicant seeks a Plan Amendment from “Community Commercial” to “Regional Commercial”, to rezone to “C-3” General Commercial District. The proposed land use amendment is appropriate for the surrounding land use. The property is at the intersection of a secondary arterial street, and not abutting any single-family residential property. While there is “Low Density Residential” in proximity to the site, a buffer of “Medium Density Residential” is maintained between the property and the proposed “Regional Commercial”. Additionally, there is an established development pattern of “Regional Commercial” to the north of the subject site.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700141**

**Current Zoning:** “C-2” Commercial District, and “C-3” General Commercial District

**Proposed Zoning:** “C-3” General Commercial District

**Zoning Commission Hearing Date:** July 5, 2022