



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** November 16, 2022

**In Control:** Planning Commission Meeting

---

**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:** 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 recommends 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