



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5125  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 9/9/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600053 (Council District 1): A request by Patrick Christensen, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Medium Density Residential" to "Mixed-Use" on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700185 CD) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA-2020-11600053  
(Associated Zoning Case Z2020-10700185)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "Mixed-Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 9, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Vic Nickelson

**Applicant:** Vic Nickelson

**Representative:** Patrick Christensen

**Location:** 542 and 602 Everest Avenue and the 530 block of Everest Avenue

**Legal Description:** The south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880

**Total Acreage:** 2.026 acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Everest Avenue

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** 9, 209, 647

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 2010

**Plan Goals:**

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

**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, RM-4, RM-5, R-6, MF-18

**Land Use Category:** “Mixed-Use”

**Description of Land Use Category:** Mix of low intensity residential and commercial uses. Should have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. Inclusive of community commercial uses and low and medium density residential uses. Examples are

professional/personal services, shop front retail with restaurants, cafes and gift shops.

**Permitted Zoning Districts:** MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Medium Density Residential”

**Current Land Use Classification:** Commercial business

**Direction:** North

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

**Current Land Use Classification:** Single-family dwellings

**Direction:** East

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

**Current Land Use Classification:** Apartments

**Direction:** South

**Future Land Use Classification:** “Mixed-Use”

**Current Land Use Classification:** Landscape business, single-family dwellings, psychic, apartments

**Direction:** West

**Future Land Use Classification:** “Low Density Residential” and “High Density Residential”

**Current Land Use:** Apartments, single-family dwellings

**FISCAL IMPACT:** None

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

The property is within a regional center but not a premium transit corridor.

### **RECOMMENDATION:**

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

The applicant is seeking a Plan Amendment to “Mixed-Use,” to rezone to “C-2 CD” Commercial District with a Conditional Use for a Construction Trades Contractors Facility to continue to operate the existing facility.

The proposed “Mixed-Use” is already an established land use in the area and is appropriate for the subject property. The subject property has not been used as “Medium Density Residential” since the adoption of the plan. “Mixed Use” will also allow for the flexibility of commercial uses in addition to residential uses.

### **ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2020-10700185

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a

Construction Trades Contractors Facility  
Zoning Commission Hearing Date: September 15, 2020