



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2352  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 3/24/2021  
**Title:** PLAN AMENDMENT CASE PA-2021-11600009 (Council District 10): A request by Montoya Graham, 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 "Neighborhood Commercial" to "Community Commercial" on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff recommends Approval. (Associated Zoning Case Z-2021-10700030 CD) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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:** 10

**SUBJECT:**  
Plan Amendment PA 2021-11600009  
(Associated Zoning Case Z-2021-10700030 CD)

**SUMMARY:**  
**Comprehensive Plan Component:** San Antonio International Airport Vicinity Plan

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

**Current Land Use Category:** "Neighborhood Commercial"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** March 24, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Ron Ray and Micah Ray

**Applicant:** Montoya Reed Graham

**Representative:** Montoya Reed Graham

**Location:** 3965 Thousand Oaks Drive

**Legal Description:** Lot 9, Block 51, NCB 17192

**Total Acreage:** 0.2662

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Oak Grove Estates Neighborhood Association

**Applicable Agencies:** San Antonio International Airport

**Transportation**

**Thoroughfare:** Thousand Oaks Drive

**Existing Character:** Arterial

**Proposed Changes:** None

**Public Transit:** There is a VIA bus route within walking distance of the subject property.

**Route Served:** 502

**ISSUE:**

**Comprehensive Plan**

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

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

Goal I: Protect the quality of life of residents including health, safety, and welfare

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

**Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:**

Low intensity uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples include flower shops, small restaurants, hairstylist or barber shop, or convenience store without gasoline.

**Permitted Zoning Districts:** NC, C-1, O-1

**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 buffered landscaping, lighting and signage controls. Examples include cafes, offices, neighborhood groceries or markets, and medical clinics.

**Permitted Zoning Districts:** NC, C-1, C-2, C-2P, O-1, O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Barbershop, Tax Office, Butcher Shop

Direction: North

**Future Land Use Classification:**

“Community Commercial”, “Neighborhood Commercial”

**Current Land Use Classification:**

Vacant Land, Day Care Center

Direction: East

**Future Land Use Classification:**

“Community Commercial”, “Light Industrial”

**Current Land Use Classification:**

Vacant Land, Cement Manufacturer

Direction: South

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Vacant Land, Cement Manufacturer

Direction: West

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Gas Station

**FISCAL IMPACT:**

None

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

The property is not within a regional center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

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

The applicant seeks a Plan Amendment from “Neighborhood Commercial” to “Community Commercial” to allow for slightly more intense commercial development along the major thoroughfare of Thousand Oaks Drive. The proposed land use change to “Community Commercial” provides the applicant the ability to operate an Auto Sales business without needing the higher intensity “Regional Commercial” land use. Additionally, the requested “Community Commercial” is consistent with the adjacent property to the west.

**ALTERNATIVES:**

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

**ZONING COMMISSION INFORMATION:** Z-2021-10700030 CD

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

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

**Zoning Commission Hearing Date:** April 6, 2021