



# City of San Antonio

## Agenda Memorandum

**File Number:**17-6390

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**Agenda Item Number:** P-13.

**Agenda Date:** 12/7/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA 17095

(Associated Zoning Case Z2017306)

**SUMMARY:**

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

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

**Plan Update History:** None

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2017

**Case Manager:** Nylih Acosta, Planner

**Property Owner:** BPC Real Estate of Texas, LLC

**Applicant:** David Garza

**Representative:** David Garza

**Location:** 4154 Swans Landing

**Legal Description:** Lot 44, Block 1, NCB 14149

**Total Acreage:** 0.3916

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Greater Marymont Area  
Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Swans Landing

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Perrin Bietel Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA route 14 is within walking distance from the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** None

**Plan Goals:** Encourage commercial development that respects the integrity of existing residential development

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Single family homes and accessory dwellings on a single lot, ideally within walking distance of schools and neighborhood commercial uses

Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

**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 facade 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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Office

Direction: North

**Future Land Use Classification:**

Community Commercial, Low Density Residential

**Current Land Use Classification:**

Retail Strip

Direction: East

**Future Land Use Classification:**

Community Commercial, Parks/ Open Space, Low Density Residential

**Current Land Use Classification:**

Apartments, Jiffy Lube, Veterinary Clinic

Direction: South

**Future Land Use Classification:**

Low Density Residential, Parks/ Open Space

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center or Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The property owner proposes to use the property for an adult daycare facility. The subject property is within close proximity to a secondary arterial and the intersection of Perrin Beitel and Loop 410. The change to "Community Commercial" would not drastically alter the character of the neighborhood due to the existing "Community Commercial" land use and development along Perrin Beitel and Swans Landing.

**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 SUPPLEMENTAL INFORMATION: Z2017306**

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District

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

Zoning Commission Hearing Date: November 21, 2017