



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 9, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600070 Associated Zoning Case Z-2024-10700231

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2024

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:**

**Applicant:**

**Representative:**

**Location:**

**Legal Description:**

**Total Acreage:**

**Notices Mailed**

**Owners of Property within 200 feet:**

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:**

**Transportation**

**Thoroughfare:**

**Existing Character:**

**Proposed Changes:**

**Public Transit:**

**Routes Served:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 2010

**Plan Goals:**

- **Housing Strategy HOU-1.1** Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- **Housing Strategy HOU-1.2** Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Country Tier”

**Description of Land Use Category:**

**Residential:** Rural Homestead. Generally large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

**Non-Residential:** Agriculture, Commercial. Generally outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate. Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

**Permitted Zoning Districts:** RP, FR

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:**

**Residential:** Low to Medium Density. Generally small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

**Non-residential:** Neighborhood and Community Commercial. Generally neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Country Tier”

**Current Land Use Classification:** Vacant Land

Direction: North

**Future Land Use Classification:** “Country Tier”

**Current Land Use Classification:** Single-Family Dwellings, Baseball Fields

Direction: South

**Future Land Use Classification:** “Country Tier,” “Regional Mixed Use,” “Community Commercial”

**Current Land Use Classification:** Landscaping Company, Lumber Store, Stable

Direction: East

**Future Land Use Classification:** “Country Tier,” “Suburban Tier”

**Current Land Use Classification:** Salon, Boxing Gym, School, Real Estate Developer

Direction: West

**Future land Use Classification:** “Suburban Tier,” “Natural Tier,” “Rural Estate Tier”

**Current Land Use Classification:** Cabinet maker, Landscape Lighting Designer, Single-Family Dwellings

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

**ALTERNATIVES:**

x

**RECOMMENDATION:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: