



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600031 (Associated Zoning Case Z-2025-10700095)

SUMMARY:

Comprehensive Plan Component:

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date:

Case Manager:

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: San Antonio International Airport Vicinity Land Use Plan
Plan Adoption Date: May 2010

Plan Goals:

- Goal 1: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
- 5) preserving neighborhood integrity and preventing commercial encroachment,

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, NP10, NP-15, RP

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, RM-6, MF-18

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”, “Parks/Open Space”, “Regional Commercial”

Current Land Use Classification: Residential Dwellings

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwellings

Direction: West

Future land Use Classification: “Regional Commercial”, “Parks/Open Space”, “Low Density Residential”

Current Land Use Classification: Residential Dwellings, Portable Toilet Supplier, Railroad

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Greater Airport Area Regional Center and is within ½ a mile of the Looper Premium Transit Corridor.

ALTERNATIVES:

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: