



City of San Antonio

Agenda Memorandum

Agenda Date: June 12, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600120 (Associated Zoning Case Z-2022-10700029)

SUMMARY:

Comprehensive Plan Component: X

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date: X

Case Manager: X

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: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

Relevant Goals and Policies of the Heritage South Sector Plan:

- Goal ED-4 Heritage South established as a viable agricultural region
- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
- LU-1.1 Promote preservation of natural and historic resources (e.g. Mitchell Lake Audubon Center and Wildlife Refuge Center) through conservation easements and strategic land acquisitions where appropriate
- LU-1.3 Promote nodal commercial development and community centers where various modes of transportation are accessible

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; Multifamily housing (duplex, triplex, quadruplexes); townhouses, 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 Category: “General Urban Tier”

Description of Land Use Category:

RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadruplexes, triplexes, and duplexes; townhouse (condominiums)

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Agribusiness RIMSE Tier”

Current Land Use Classification:

Restaurant Supply Store, Trucking Company and Storage

Direction: East

Future Land Use Classification:

“Agribusiness RIMSE Tier”

Current Land Use Classification:

Concrete Product Supplier

Direction: South

Future Land Use Classification:

“Suburban Tier” and “Natural Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use:

Single-Family Residential Development

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: X

ZONING COMMISSION SUPPLEMENTAL INFORMATION: X

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: