



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 28, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600055 (Associated Zoning Case Z-2024-10700159)

**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:** Southeast Community Area Plan

**Plan Adoption Date:** December 15, 2022

#### **Plan Goals:**

- Goal 1: Land Use
  - Strategy 1.3 Encourage diverse and appropriately scaled housing types to support transit and businesses. Housing options in focus areas should target a variety of household sizes, ages, and income levels.
- Goal 4: Housing
  - Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life
  - Strategy 1.2 Allow for a greater diversity of neighborhood compatible housing product types including more compact single-family detached and attached options, affordable housing, and senior-oriented housing within existing and new neighborhoods, through City-initiated rezoning, City and federal housing programs, and encouragement of private development and reinvestment.

### **Comprehensive Land Use Categories**

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

#### **Description of Land Use Category:**

Neighborhood Mixed-Use contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small-scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

### **Comprehensive Land Use Categories**

**Land Use Category:** “Urban Low Density Residential”

#### **Description of Land Use Category:**

Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home

parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Neighborhood Mixed Use”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Neighborhood Mixed Use”, “Low Density Residential”, “Parks Open Space”

**Current Land Use Classification:**

Vacant, Residential Dwellings

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, “Neighborhood Mixed Use”

**Current Land Use Classification:**

Residential Dwellings

Direction: South

**Future Land Use Classification:**

“Neighborhood Mixed Use”, “Low Density Residential”

**Current Land Use Classification:**

Vacant, Residential Dwellings

Direction: West

**Future Land Use Classification:**

“Parks Open Space”

**Current Land Use Classification:**

Vacant

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center but is within ½ a mile of the Looper Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: