



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 9, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2025-11600019 (Associated Zoning Case Z-2025-10700037)

**SUMMARY:**

**Comprehensive Plan Component:** x

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 9, 2025.

**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:**

**Transportation**

**Thoroughfare:** East Fest Street  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Thoroughfare:** Applewhite Street  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Thoroughfare:** Simon Street  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.  
**Routes Served:** 43, 44, 46, 51, 243, 246, 251.

**Comprehensive Plan**

**Comprehensive Plan Component:** Downtown Area Regional Center Plan

**Plan Adoption Date:** December 2019

**Plan Goals and Objectives:**

- **Housing Recommendation #1:** Continue to use under-utilized public lands to support housing growth, provide for affordable housing options, and catalyze new development in focus areas and mixed-use corridors.
- **Housing Recommendation #2:** Support housing growth in the Downtown Area by creating a diversity of housing options in mixed-use areas and accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale infill.

**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. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Comprehensive Land Use Categories:**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:** Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain 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:** R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP. Typical densities in this land use category would range from 13 to 33 dwelling units per acre. IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “High-Density Residential”

**Current Land Use Classification:** Abandoned Carwash

**Direction:** North

**Current Base Zoning:** “Medium Density Residential”

**Current Land Uses:** Single-Family Dwellings, Multi-Family Dwellings

**Direction:** South

**Current Base Zoning:** “Neighborhood Mixed Use”

**Current Land Uses:** Single-Family Dwellings, Restaurant

**Direction:** East

**Current Base Zoning:** “Neighborhood Mixed Use,” “Medium Density Residential”

**Current Land Uses:** Single-Family Dwellings, Vacant Land

**Direction:** West

**Current Base Zoning:** “Neighborhood Mixed Use”

**Current Land Uses:** Single-Family Dwellings

**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:**

Subject property is located within the Downtown Regional Center and is within ½ a mile from the Rockport Subdivision 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: