



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 3

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600034 (Associated Zoning Case Z-2025-10700100 CD)

SUMMARY:

Comprehensive Plan Component: x

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 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: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Shane Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals and Objectives:

- **Goal LU-1:** Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- **Goal LU-3:** Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

Comprehensive Land Use Categories:

Land Use Category: “County 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.

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; 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 Overview

Subject Property

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Nursing Home

Direction: North

Current Base Zoning: “County Tier”

Current Land Uses: Restaurant, Single-Family Dwellings, Vacant Land, Public Safety Office

Direction: South

Current Base Zoning: “Suburban Tier”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “Country Tier”

Current Land Uses: Public Works Department, Vacant Land

Direction: West

Current Base Zoning: “Suburban Tier”

Current Land Uses: Vacant Land, Single-Family Dwellings, Nursing Home

ISSUE:

x

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 not located within a Regional Center and is not within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: