



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 9, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600073 (Associated Zoning Case Z-2024-10700225)

**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:**

**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:** Eastside Area Community Plan

**Plan Adoption Date:** June 20, 2024

**Plan Goals:**

- Goal 1: Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
- Goal 7: Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.
- Land Use Recommendation #1: Support mixed-use centers that complement neighborhoods, transit service, employment opportunities, and cultural assets.
- Land Use Recommendation #2: Preserve and revitalize older building stock and traditional uses and development patterns.

**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 (1) 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: R-1, R-2, RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, AE-2, IDZ-1, and MXD.

- PUD 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:** “Urban Mixed Use”

**Description of Land Use Category:** Urban Mixed Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three (3) categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one (1) use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

- PUD 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.

**Land Use Overview**

Subject Property

**Future Land Use Classification:** Neighborhood Mixed Use

**Current Land Use Classification:** Bar and/or Tavern

Direction: North

**Future Land Use Classification:** Neighborhood Mixed Use

**Current Land Use Classification:** Single-Family Residential

Direction: South

**Future Land Use Classification:** Neighborhood Mixed Use

**Current Land Use Classification:** Bar and/or Tavern

Direction: East

**Future Land Use Classification:** Neighborhood Mixed Use

**Current Land Use Classification:** Vacant Property, Single-Family Residential

Direction: West

**Future land Use Classification:** Neighborhood Mixed Use

**Current Land Use Classification:** Single-Family Residential

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center but is within ½ a mile from the Commerce-Houston Premium Transit Corridor

**ALTERNATIVES:**

x

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** x

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** x

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: