



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 12, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600038  
(Associated Zoning Case Z-2024-10700118)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 2010

**Current Land Use Category:** "General Urban Tier"

**Proposed Land Use Category:** "Mixed Use Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 12, 2024

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** San Antonio Housing Trust Public Facility Corporation

**Applicant:** San Antonio Housing Trust Public Facility Corporation

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** generally located in the 10000 block of South Zarzamora Street

**Legal Description:** 19.68 acres out of CB 4285

**Total Acreage:** 19.68 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Lackland AFB, Planning Department

**Transportation**

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Principal

**Proposed Changes:** None known.

**Thoroughfare:** Interstate 410  
**Existing Character:** Interstate  
**Proposed Changes:** None known.

**Public Transit:** There is no public transit within walking distance of the subject property.

### **Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 2010

#### **Plan Goals:**

- Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic vitality.
- Goal LU-5: A community that applies sustainable development patterns and principles.

### **Comprehensive Land Use Categories:**

**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.

**LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**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

### **Comprehensive Land Use Categories:**

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

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

**RESIDENTIAL:** Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

**NON-RESIDENTIAL:** Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

**LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

**Permitted Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Vacant Land, Gas Station

Direction: South

**Future Land Use Classification:**

“Mixed Use Center,” “Agribusiness RIMSE Tier”

**Current Land Use Classification:**

Cemetery, Manufacturer

Direction: East

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Multi-Family Residential

Direction: West

**Future land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant Land

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center but is within ½ a mile of the Zarzamora Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The proposed Plan Amendment from “General Urban Tier” “to “Mixed Use Center” is requested to rezone the property to "MF-40" Multi-Family District. The proposed “Mixed Use Center” is inappropriate and inconsistent with abutting land uses. The existing “General Urban Tier” permits multi-family at lower densities which are consistent with the existing single-family and multi-family districts within the block. There is “Mixed Use Center” to the southeast, but it is located across the street from Texas A&M University-San Antonio campus, to potentially provide support for the school.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700118**

Current Zoning: "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: June 18, 2024