



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 6

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600016 (Associated Zoning Case Z-2025-10700013 CD)

SUMMARY:

Comprehensive Plan Component: Highway 151 and Loop 1604 Area Regional Center Plan

Plan Adoption Date: April 14, 2022

Current Land Use Category: “Neighborhood Mixed-Use”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 23, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Sally & Kevin Fletcher

Applicant: Ever Engineering, LLC

Representative: P. W. Christensen

Location: Generally located in the 5000 block of Rogers Road

Legal Description: Lot 1 and Lot 2, Block 3, NCB 17637

Total Acreage: 0.9182 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Mountain View Acres Neighborhood Coalition

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: N/A

Transportation

Thoroughfare: Rogers Road

Existing Character: Local Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Mount Evans Drive

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Mount Helen Drive

Existing Character: Local

Proposed Changes: None known

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

Routes Served: None

Transportation

Thoroughfare: Rogers Road

Existing Character: Local Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Mount Evans Drive

Existing Character: Local

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Existing Character: Local

Proposed Changes: None known

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

Routes Served: None

Comprehensive Plan

Comprehensive Plan Component: Highway 151 and Loop 1604 Area Regional Center Plan

Plan Adoption Date: April 14, 2022

Plan Goals, Objectives, and Strategies:

- Goal 2: Support new mobility choices and manage congestion on major roadways while encouraging new development and land use choices that do not increase congestion.
- Strategy 1.1 (Regulatory and Policy) Review current zoning to ensure that the zoning within established neighborhoods is consistent with existing Residential Estate, Low Density Residential, and Urban Low Density Residential uses and future land use designations. Rezone properties that are not zoned consistently to ensure that undeveloped lots are not over-built in the future.
- Strategy 2.1 (Regulatory and Policy) Review current zoning for consistency with the patterns in development intensity reflected in the future land use map. In particular, ensure

that properties in areas designated Regional Mixed-Use or Business/Innovation Mixed-Use have been zoned to accommodate the range of uses anticipated for these respective land use categories.

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: “Community Commercial”

Description of Land Use Category: Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices,

Permitted Zoning Districts: O-1.5, NC, C-1, C-2, IDZ-1, IDZ-2, 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: Vacant

Direction: North

Current Base Zoning: “Neighborhood Mixed Use”

Current Land Uses: Vacant, Single-Family Dwellings

Direction: East

Current Base Zoning: “Low Density Residential”

Current Land Uses: Single-Family Dwellings

Direction: South

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

Current Land Uses: Vacant, Single-Family Dwellings

Direction: West

Current Base Zoning: “Urban Mixed-Use”

Current Land Uses: Vacant

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 Highway 151 and Loop 1604 Regional Center and is within ½ a mile from the Huebner – Grissom Metro Premium Transit Corridor.

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 Highway 151 and Loop 1604 Regional Center and is within ½ a mile from the Huebner – Grissom Metro 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 “Neighborhood Mixed-Use” to “Community Commercial” is requested to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors. Located within proximity to “Low Density Residential” and “Neighborhood Mixed-Use”, and abutting existing residential base zoning districts, staff finds the proposed land use classification is not consistent with the surrounding area. The proposed land use

change to “Community Commercial” would increase the future potential for higher intensity commercial encroachment within a block with residential and light commercial uses and zones.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700013 CD

Current Zoning: "R-6" Residential Single-Family District

Proposed Zoning: "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors

Zoning Commission Hearing Date: April 15, 2025