



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600093
(Associated Zoning Case Z-2024-10700293)

SUMMARY:

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 2003

Current Land Use Category: "Office"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: John David Menn

Applicant: Mint Development

Representative: Mint Development

Location: 8079 Eckhert Road

Legal Description: Lot P-31, NCB 17970

Total Acreage: 1.878 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Eckhert Road

Existing Character: Principal

Proposed Changes: None

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 609

Comprehensive Plan

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 2003

Plan Goals:

- Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.
- Objective 1.3: Low Density Maintain the low-density development pattern.
- Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns.

Comprehensive Land Use Categories

Land Use Category: “Office”

Description of Land Use Category: Land use category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney’s offices, dentist’s or physician’s offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be located on, or adjacent to, arterials.

Permitted Zoning Districts: C-1 & O-1

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre.

Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6 & MF-18

Land Use Overview

Subject Property

Future Land Use Classification:

“Office”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Office”, “Medium Density Residential”

Current Land Use Classification:

Residential Single-Family

Direction: East

Future Land Use Classification:

OCL

Current Land Use Classification:

Parking lot, Marshall Highschool

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential Single-Family

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential Single-Family

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Office to “Medium Density Residential” is requested to rezone the property to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District. The proposed “Medium Density Residential” land use would serve as a buffer to the abutting and surrounding “Low Density Residential”. Additionally, the proposed “Medium Density Residential” land use has already been established to the north of the subject site and along Eckhert Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700280

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: December 17, 2024.