



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**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-3, 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 recommends 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.