



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600079 (Associated Zoning Case Z-2024-10700253 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** Noth Sector Plan

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2024.

**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:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

- **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- **Strategy ED-1.3** Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

**Comprehensive Land Use Categories:**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Residential: Low Density Residential Estate. Generally large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

Non-Residential: Neighborhood Commercial. Generally outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

**Permitted Zoning Districts:** RP, RE, R-20, O-1, NC, C1, RD.

**Comprehensive Land Use Categories:**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Residential: Low to Medium Density. Generally small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

Non-Residential: Neighborhood and Community Commercial. Generally neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD.

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “Rural Estate Tier”

**Current Land Use Classification:** Vacant Land

Direction: North

**Future Land Use Classification:** “Rural Estate Tier”

**Current Land Uses:** Single-Family Dwellings

Direction: South

**Future Land Use Classification:** “Urban Mixed Use,” “Low Density Residential”

**Current Land Uses:** Diesel Engine Repair Service, Granite Supplier, Truck Repair Shop

Direction: East

**Future Land Use Classification:** “Rural Estate Tier”

**Current Land Uses:** Single-Family Dwellings, Vacant Land

Direction: West

**Future land Use Classification:** “Rural Estate Tier,” “Suburban Tier”

**Current Land Uses:** Cabinet Maker, Single-Family Dwellings

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is located within the Fort Sam Houston Regional Center and within ½ a mile of the FM78 Premium Transit Corridor.

**ALTERNATIVES:**

x

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: “C-2 NA”

Proposed Zoning: “C-2”

Zoning Commission Hearing Date: