



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 23, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2025-11600027 (Associated Zoning Case Z-2025-10700086)

**SUMMARY:**

**Comprehensive Plan Component:**

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:**

**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:** Northeast Inner Loop Neighborhood Plan

**Plan Adoption Date:** March 2001

**Plan Goals:**

- Objective 2.3: Business Development
  - o Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.
- Action Step 2.3.2- Promote the development of infill buildings close to the road in order for the area to develop more density.
- Action Step 2.3.3- Encourage an interactive, supportive "community" to form. Improve communication and interaction between neighborhood residents, property owners, and business owners.

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

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:** Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, NP-8, NP10, NP-15

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

**Land Use Category:** "Neighborhood Commercial"

**Description of Land Use Category:** Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping, screening, and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

**Permitted Zoning Districts:** NC, C-1, O-1

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Parking Lot

Direction: North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Residential Single-Family

Direction: South

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Target, Commercial Strip Mall

Direction: East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Residential Single-Family

Direction: West

**Future land Use Classification:** “Public Institutional”, “Parks/Open Space”

**Current Land Use Classification:** Church

**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:**

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

**ALTERNATIVES:**

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: