



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 15, 2025

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2025-11600024  
(Associated Zoning Case Z-2025-10700071)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 2007

**Current Land Use Category:** “Community Commercial”

**Proposed Land Use Category:** “High Density Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 9, 2025

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Brohman Common

**Applicant:** Leo & Jennifer Naeger

**Representative:** Leo & Jennifer Naeger

**Location:** 1333 Buena Vista Street

**Legal Description:** 0.335 acres out of NCB 2309 and NCB 2310

**Total Acreage:** 0.335 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents Association

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

**Applicable Agencies:** Parks and Recreation, Lackland AFB, Planning Department, Public Works

### **Transportation**

**Thoroughfare:** Buena Vista Street

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None Known

**Thoroughfare:** South Alazan

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 25, 76, 66, 75, 275, 276

### **Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 2007

**Plan Goals:**

- GOAL 17: SUPPORT EXISTING AND FUTURE BUSINESSES
  - o 17.1.2 Provide one-on-one support to help existing businesses remain viable and grow.

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

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Medium intensity commercial uses that serve two or more Neighborhoods. Should be located along arterial roads near intersections. Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses. Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers.

**Permitted Zoning Districts:** NC, C1, C2, C2-P, O-1, UD, O-1

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

**Land Use Category:** “High Density Mixed Use”

**Description of Land Use Category:** Well planned and integrated blend of higher density residential with retail, office, entertainment, or other land uses. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. Preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed-use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-25, MF-33, MF-40  
NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Coffee Shop, Warehousing

Direction: North

**Future Land Use Classification:**

“Community Commercial”, “Parks/Open Space”

**Current Land Use Classification:**

Single-Family Dwellings, Vacant

Direction: East

**Future Land Use Classification:**

“Parks/Open Space”

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

“Low Density Mixed Use”, “Parks/Open Space”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant

**ISSUE:**

None

**FISCAL IMPACT:**

None

**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 a ½ mile of the Commerce – Houston Metro Premium Plus 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 Plan Amendment from “Community Commercial” to “High Density Mixed Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling,

Coffee Roasting, and Food Products – Wholesale and Storage. The existing structure is currently being used to accommodate some of the requested uses that are permitted under the current zone. The proposed “High Density Mixed Use” complements the existing “Community Commercial” and “Low Density Mixed Use” land uses and offers more opportunity for different land uses. Given that the surrounding area is comprised of a mix of commercial and residential land use designations, staff finds that the request is consistent with what is in the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700071**

Current Zoning: "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage

Zoning Commission Hearing Date: April 15, 2025