



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600076 (Associated Zoning Case Z-2024-10700240)

**SUMMARY:**

**Comprehensive Plan Component:** IH-10 East Perimeter Plan

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2024.

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** Edgar A. Aguilar

**Applicant:** MHR Engineering

**Representative:** MHR Engineering

**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:** IH-10 East Perimeter Plan

**Plan Adoption Date:** February 2001, Updated March 2008

**Plan Goals:**

- **Goal 3: Compatibility of Land Uses:** Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.
- **Goal 4: Improve the Corridor:** Analyze design standards that can be implanted along the IH 10 East Corridor.

### **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. 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-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE

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

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

**Description of Land Use Category:** Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

**Permitted Zoning Districts:** NC, O-1, O-2, C-1, C-2, & C-3

### **Land Use Overview**

Subject Property

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

**Current Land Use Classification:** Vacant Land

Direction: North

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

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

Direction: South

**Future Land Use Classification:** “Low Density Residential,” “Community Commercial,” “Parks Open Space,” “Urban Living”

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

Direction: East

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

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

Direction: West

**Future land Use Classification:** “Low Density Residential,” “Parks Open Space”

**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 not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

**ALTERNATIVES:**

x

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: