



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 17, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2021-11600078  
(Associated Zoning Case Z-2021-10700238 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Medical Center Area Regional Center

**Plan Adoption Date:** October 2019

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Urban Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 17, 2021

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Serenity Star, Inc

**Applicant:** Brown and Ortiz, PC

**Representative:** Brown and Ortiz, PC

**Location:** 4891 Gus Eckert

**Legal Description:** 2.9798 acres out of NCB 14697

**Total Acreage:** 2.9798

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** 165 Association, Inc.

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Gus Eckert Road

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes are within walking distance of the subject property.

**Routes Served:** 603

**COMPREHENSIVE MASTER PLAN:**

**Comprehensive Plan Component:** Medical Center Area Regional Center

**Plan Adoption Date:** October 2019

**Plan Goals:**

- Goal 1: Enhanced Mobility Options:
  1. Develop a multi-modal network that provides options for pedestrians, cyclists and public transit riders that provides stellar connectivity to other major employment hubs as well as the rest of the city.
  2. Encourage innovative traffic congestion solutions and parking management strategies.
  3. Increase pedestrian safety through street design.
- Goal 2: Facilitate Parks and Open Spaces:
  1. Capitalize on natural assets and underutilized areas to provide centralized public open and green spaces that promote healthy living and community wellness, and that are inviting to area residents, workers, and visitors.
  2. Encourage the addition of parks, open spaces, and public plazas that are accessible for patients, visitors, and community members.
- Goal 3: Promote a Healthy Environment
  1. Promote urban design standards that create healthy and sustainable environments.
  2. Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.
- Goal 4: Foster Innovation:
  1. Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

**LAND USE CATEGORIES**

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:**

- Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building.
- Cottage homes and very small lot single-family houses are also appropriate within this land use category.
- Higher density multi-family uses, where practical, should be located in proximity to transit facilities.

- Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP

**Land Use Category:** Urban Mixed Use

**Description of Land Use Category:**

- Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories.
- Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores.
- The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required.
- Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4

**LAND USE OVERVIEW:**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Residential structure and Mobile Home

Direction: North

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Multi-Family Apartment Complex

Direction: East

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Residences and Mobile Homes

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residence neighborhood

Direction: West

**Future Land Use Classification:**

High Density Residential

**Current Land Use:**

SAWS Water Tank

**Issue:**

None.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

There is no fiscal impact.

**RECOMMENDATION:**

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

The applicant seeks a Plan Amendment to “Urban Mixed Use” to rezone to “C-2 CD” Commercial District with a Conditional Use for a Human Services Campus. This is consistent with the Medical Center Regional Center Plan’s goal to integrate residential and commercial uses, by placing a future land use designations that permit both residential and commercial uses in close proximity to “High Density Residential” land uses. The proposed “Urban Mixed Use” is a good transition between the existing “High Density Residential” land use and the “Medium Density Residential” in the area. There is also existing “Urban Mixed Use” land use to the southwest of the subject site.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700238 CD**

Current Zoning: “R-6” Residential Single-Family District

Proposed Zoning: “C-2 CD” Commercial District with a Conditional Use for Human Services Campus

Zoning Commission Hearing Date: November 16, 2021