



City of San Antonio

Agenda Memorandum

Agenda Date: March 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600091 (Associated Zoning Case Z-2023-10700353 ERZD)

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:

Transportation

Thoroughfare: Red Robin Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: West Loop 1604

Existing Character: Interstate Highway

Proposed Changes: None known

Public Transit: There are no VIA transit options within a ½ mile of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 15, 2010

Plan Goals:

ED-1.3 Continue to maintain and revitalize retail and commercial uses

LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category:

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.

LOCATION: 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.

Permitted Zoning Districts: “RP”, “RE”, “R-20”, “O-1”, “NC”, “C-1”, “RD”

Land Use Category: “Suburban Tier”

Description of Land Use Category:

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.

LOCATION: 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. **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”, “O-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, Parking lot

Direction: North

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Residential dwellings

Direction: East

Future Land Use Classification:

“Rural Estate Tier”, “Suburban Tier”

Current Land Use Classification:

Bank, Home builder office

Direction: South

Future Land Use Classification:

“Urban Mixed Use” “City/State/Federal Government”

Current Land Use Classification:

Vacant, Electronics store

Direction: West

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Physicians office, Pools and spa retailer, Church

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: