



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6, District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600006 (Associated Zoning Case Z-2024-10700022 CD)

**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:** Heath Road  
**Existing Character:** Local Street  
**Proposed Changes:** None known

**Thoroughfare:** Sylhet View  
**Existing Character:** Local Street  
**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:** Northwest Community Plan

**Plan Adoption Date:** June 2011

**Plan Goals:**

- 3. Parks and Open Spaces
  - Goal-2: Preserve and increase park and open spaces.
    - 3. Community to monitor park and open space development in the area
  - Goal-3: Develop an additional open space along Leon Creek Greenway
    - 3. For areas that are largely in the flood plain and fall adjacent to creek ways, explore options to develop more open space and linear creek way connections
- 6. Land Use and Zoning
  - Goal-2: Encourage commercial development at nodes

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. 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”, and “UD”

**Land Use Category:** “Parks / Open Space”

**Description of Land Use Category:**

Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear

parks, as well as private parks associated with subdivisions and neighborhood associations.  
**Permitted Zoning Districts:** Varies

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

**Permitted Zoning Districts:** “O-1.5”, “C-1”, “C-2”, “C-2P” and “UD”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:**

Auto Repair, Vacant

Direction: East

**Future Land Use Classification:**

“Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:**

Residential Dwellings, Vacant

Direction: South

**Future Land Use Classification:**

“Community Commercial”, “Low Density Residential, and “Parks Open Space”

**Current Land Use Classification:**

Vacant, Residential Dwelling, Church, Christian Academy

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential dwellings

**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 but is within a ½ mile of the Huebner - Grissom 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: