



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 28, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600065 (Associated Zoning Case Z-2023-10700242)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:**

**Current Land Use Category:**

**Proposed Land Use Category:**

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2024

**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:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Plan Goals:**

- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

RESIDENTIAL: High Density

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office

Generally: “Big box” or “power centers,” shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:**

RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadruplexes, triplexes, and duplexes; townhouse (condominiums)

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Category:** “Agribusiness/RIMSE”

**Description of Land Use Category:**

RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as

restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Agribusiness/RIMSE Tier” and “General Urban Tier”

**Current Land Use Classification:**

Vacant property

Direction: North

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Auto sales, SW Loop 410 and IH-35 Intersection

Direction: East

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Vacant property

Direction: South

**Future Land Use Classification:**

“Suburban Tier” and “General Urban Tier”

**Current Land Use Classification:**

Diesel engine repair and service, Single-Family residences

Direction: West

**Future Land Use Classification:**

“Regional Center” and “Industrial”

**Current Land Use:**

Food product supplier, Warehousing, Amazon warehouse, Tire shop, Gasoline station, Vacant property

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Far Southwest Regional Center but is not located within a half mile of any Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** N/A

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: