



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** March 8, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment PA-2023-11600006 (Associated Zoning Case Z-2023-10700023)

**SUMMARY:**

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

**Plan Adoption Date:** May 02, 2019

**Current Land Use Category:** “Agricultural”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 08, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Ernest S. Ramirez

**Applicant:** Ernest S. Ramirez

**Representative:** Ernest S. Ramirez

**Location:** 8000 SE Loop 410

**Legal Description:** 10.588 acres out of NCB 10881

**Total Acreage:** 10.588

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** Southeast Side Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Southeast Loop 410

**Existing Character:** None.

**Proposed Changes:** None known.

**Public Transit:** There are no VIA routes within walking distance of the subject property.

**Routes Served:** N/A

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The proposed land use amendment from “Agricultural” to “Urban Mixed Use” is requested in order to rezone the property to “C-3” General Commercial District. The proposed land use is consistent with the established development pattern in the area. There are properties within close proximity to the subject property with future land use designation “Urban Mixed Use”. Properties

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: “R-4” Residential Single-Family District

Proposed Zoning: “C-3” General Commercial District

Zoning Commission Hearing Date: March 21, 2023