



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 9, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600071  
(Associated Zoning Case Z-2024-10700232)

**SUMMARY:**

**Comprehensive Plan Component:** I-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 2001, updated in March 2008

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

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2024

**Case Manager:** Eradio Gomez, Zoning Senior Planner

**Property Owner:** SA Partners Investment LLC

**Applicant:** SA Partners investment LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 6135 FM 78

**Legal Description:** Lots 5, 6, 7 and 8, Block 2, NCB 17630

**Total Acreage:** 3.976

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Martindale Army Air Field, Planning Department, Texas Department of Transportation

### **Transportation**

**Thoroughfare:** Old Seguin Road

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There is VIA public transit within walking distance of the subject property.

**Routes Served:** 21

### **Comprehensive Plan**

**Comprehensive Plan Component:** IH 10 East Perimeter Plan

**Plan Adoption Date:** February 2001, updated in March 2008

**Plan Goals:**

Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** “Community Commercial” provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, C-2

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** “Medium Density Residential” includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. This form of development should be located along collectors or residential roads and can serve as a buffer between low density residential and more intense land uses, such as commercial. This classification includes 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, R-20, RE, RM-4, RM-5, & RM-6

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

“Low Density Residential”, “Light Industrial”, “Parks Open Space”

**Current Land Use Classification:**

Vacant Land, Pallet Storage Facility

Direction: East

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Auto Repair Shop, Food Service Establishment

Direction: South

**Future Land Use Classification:**

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

**Current Land Use Classification:**

Single Family Residential

Direction: West

**Future Land Use Classification:**

“Parks and Open Space”

**Current Land Use Classification:**

Vacant

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not within a Regional Center but is within ½ a mile of the Bandera Premium Transit Corridor and the Looper Premium Transit Corridor.

**ALTERNATIVES:**

1. Recommend Denial.
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 “Community Commercial” to “Medium Density Residential” is requested to rezone the property to "RM-4" Residential Mixed-Use District. The subject property is located near existing “Low Density Residential”, aligning with surrounding land uses. Thus, the proposed “Low Density Residential” is not out of character for the property and surrounding area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700232**

Current Zoning: "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field  
Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "RM-4 MLOD-3 MLR-1 AHOD" Residential Mixed Martindale Army Air  
Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: October 15, 2024