



City of San Antonio

Agenda Memorandum

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT PA-2024-11600037

(Associated Zoning Case Z-2024-10700010 CD)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 22, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Sergio Pardo

Applicant: Sergio Pardo

Representative: Diego Borrás

Location: 1240 Rice Road

Legal Description: Lots 31 and 32, NCB 10755

Total Acreage: 2.6 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Dellcrest Area Neighborhood Association

Applicable Agencies: Martindale Army Airfield, Planning Department

Transportation

Thoroughfare: Rice Road

Existing Character: Collector

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 28

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals: Goal 5: Keep commercial and residential properties well maintained in the Eastern Triangle; Objective 5.5: Improve zoning compliance

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots. 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: “RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD”

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, O-1.5, C-1, C-2, & C-2P”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

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 Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Low Density Residential” to “Community Commercial” is requested to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Parking and/or Storage – Long Term. Given the surrounding residential single-family uses, the proposed plan amendment is not appropriate. Common land use practice recommends that high intensity commercial/industrial uses are removed to reduce the impact on residential land uses within proximity. Introducing the proposed “Community Commercial” land use is out of character within the established single-family residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700010 CD

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field
Military Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military
Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Parking and/or
Storage - Long Term

Zoning Commission Hearing Date: July 2, 2024