



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 22, 2024

**In Control:** Planning Commission Meeting

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**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 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

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Dellcrest Area

**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. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** No Recommendation

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: “R-5” Single-Family Residential

Proposed Zoning: “C-2” CD for Parking and/or Storage

Zoning Commission Hearing Date: June 4, 2024