



City of San Antonio

Agenda Memorandum

Agenda Date: May 10, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT PA-2023-11600025
(Associated Zoning Case Z-2023-10700102)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan
Plan Adoption Date: May 21, 2009
Current Land Use Category: "High Density Residential"
Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 10, 2023
Case Manager: Camryn Blackmon, Zoning Planner
Property Owner: Estate of Theo W. Pinson, Jr.
Applicant: Theo W. Pinson, III
Representative: Killen, Griffin and Farrimond, PLLC
Location: 4847 East Houston Street
Legal Description: 1.5 acres out of NCB 10614
Total Acreage: 1.5

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: There is no registered Neighborhood Association within 200 feet.

Applicable Agencies: Martindale Military, Planning Department

Transportation

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial A
Proposed Changes: None Known

Thoroughfare: South WW White Road
Existing Character: Primary Arterial A
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 25

ISSUE:
None.

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

- Objective 7.2: Attract new businesses to the Eastern Triangle
- Goal 8: Expand and build thriving commercial corridors
 - Objective 8.1: Identify specific corridors for revitalization and develop strategic plans for redevelopment
- Goal 9: Promote Diversification of Businesses and Services

Comprehensive Land Use Categories

Land Use Category: “High Density Residential”

Description of Land Use Category: High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Additionally, it is encouraged that any new high density residential uses provide a majority of market rate valued housing.

Permitted Zoning Districts: R-5, R-4, R-3, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33 & MF-40

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: “High Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Townhomes

Direction: East

Future Land Use Classification: “Public Institutional”

Current Land Use Classification: Sam Houston High School

Direction: South

Future Land Use Classification: “Public Institutional”

Current Land Use Classification: Church

Direction: West

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Office

FISCAL IMPACT:

There is no fiscal impact.

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 “High Density Residential” to “Community Commercial” is requested in order to rezone the property to "C-2" Commercial District. The proposed land use is consistent with the development pattern and is compatible with surrounding land uses of “High Density Residential”, “Public Institutional”, and “High Density Mixed Use”.

The request aligns with the goals of the Eastern Triangle Community Plan which encourages expanding commercial corridors and promoting diverse businesses and services. The proposed change is also appropriate given the property’s location along a secondary arterial road that has established commercial uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700102

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

Proposed Zoning: "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: May 16, 2023