



City of San Antonio

Agenda Memorandum

Agenda Date: June 22, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600053

(Associated Zoning Case: Z-2022-10700142 S)

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: Low Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Gregory Brown

Applicant: Gregory Brown

Representative: Hannah Tabanao

Location: 4103 Roland Avenue

Legal Description: 6.082 acres out of NCB 10770

Total Acreage: 6.082

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Southeast Side Neighborhood Association

Applicable Agencies: Parks Department, Planning Department, Martindale Army Air Field

Transportation

Thoroughfare: Roland Avenue

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

ISSUE:

None.

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 amendment from “Low Density Residential” to “Low Density Mixed Use” is requested to rezone the property to “NC S” Neighborhood Commercial with Specific Use Authorization for Medical Office. The proposed “Low Density Mixed Use” land use designation is compatible with the subject property and properties throughout the area. The subject property is vacant, the property to the west is a city park, and further to the west beyond the park is land used for commercial businesses, including a Sports Bar. The requested “Low Density Mixed Use” land use is the lowest intensity needed to rezone a Medical Office. The proposed “Low Density Mixed Use” is also appropriate for the size of the tract and along Roland Avenue a Collector street.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700142 S

Current Zoning: “RE” Residential Estate District

Proposed Zoning: “NC S” Neighborhood Commercial with Specific Use Authorization for Medical Office

Zoning Commission Hearing Date: June 21, 2022