



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** February 22, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600004 (Associated Zoning Case Z-2023-10700020)

**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:** "Regional Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 22, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Alsbury Crossing, Ltd.

**Applicant:** Bexar County Hospital, d/b/a University Health

**Representative:** Killen, Griffin & Farrimond

**Location:** Generally located in the 3000 block of East Interstate Highway 10

**Legal Description:** 0.935 acres out of NCB 10675

**Total Acreage:** 0.935

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** There are no registered Neighborhood Associations in the Area

**Applicable Agencies:** Martindale Army Airfield, Parks and Recreation, Planning Department, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Interstate Highway 10 East

**Existing Character:** None

**Proposed Changes:** None Known

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

**Routes Served:** 25,225

### **Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

#### **Plan Goals:**

- **Economic Development Overall Goal:** Economically viable community through a well-trained workforce and safe, attractive corridors.
- **Goal 8:** Expand and build thriving commercial corridors.
- **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:** "Regional Commercial"

#### **Description of Land Use Category:**

- Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

**Permitted Zoning Districts:** NC, O-1, O-1.5, O-2, C-1, C-2, C-2P & C-3

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Hotel

Direction: East

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

Apartments

Direction: South

**Future Land Use Classification:**

“Parks Open Space”

**Current Land Use Classification:**

Community Center

Direction: West

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use:**

SAWS Operation Center

**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 use amendment to the Eastern Triangle Community Plan from “High Density Residential” to “Regional Commercial” is requested to rezone the subject property to “C-3” General Commercial District for the intended use of a medical clinic. The applicant is requesting

a zoning change to have consistent zoning on the entire property.

The proposed land use is consistent with the development pattern and is compatible with surrounding land uses of “Regional Commercial,” “Community Commercial,” and “High Density Residential.” The proposed “Regional Commercial” is also appropriate along East Interstate Highway 10 which has established “Regional Commercial” land use. The request aligns with the goals of the Eastern Triangle Community Plan which encourages expanding commercial corridors and promoting diverse businesses and services.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Zoning Case Z-2023-10700020

Current Zoning: "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield  
Military Lighting Overlay Military Lighting Region 1 District

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

Zoning Commission Hearing Date: March 7, 2023