



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1036  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/8/2020  
**Title:** PLAN AMENDMENT CASE PA-2019-11600102 (Council District 2): A request by O'Raye Adkins, Applicant, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "High Density Residential" on Lot 8, Block 6, NCB 12633, located in the 4000 block of Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2019-10700317) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment Case PA2019-11600102  
(Associated Zoning Case Z2019-10700317)

**SUMMARY:**

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

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

**Current Land Use Category:** "Community Commercial"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 8, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Trustees Of The Roseville Housing Trust Of San Antonio

**Applicant:** O Raye Adkins

**Representative:** O Raye Adkins

**Location:** 4000 Block of Interstate 10 East

**Legal Description:** Lot 8, Block 6, NCB 12633

**Total Acreage:** 2.819

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** No Neighborhood Association

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

**Transportation**

**Thoroughfare:** Interstate 10

**Existing Character:** Interstate

**Proposed Changes:** None

**Thoroughfare:** Alpha Kappa Alpha

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes Served:** 25

**ISSUE:**

**Comprehensive Plan**

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

Plan Adoption Date: May 21, 2009

**Plan Goals:**

Housing And Neighborhood Overall Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

Goal 12: Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area

Goal 16: Construct housing that incorporates access to transit and public amenities Objective 16.1: Improve access and amenities within and nearby residential neighborhood

**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, O-2, C-1, C-2, C-2P & C-3

**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 Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Regional Commercial”, “High Density Residential”

**Current Land Use Classification:**

Vacant, Interstate 10, Apartments

Direction: East

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Hotel, Apartments

Direction: South

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Apartments

Direction: West

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use:**

Church, Interstate 10

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is within the Fort Sam Houston Regional Center and is within a premium transit corridor.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends Approval.

The applicant seeks an amendment in order to rezone to “MF-33”. The Eastern Triangle Community Plan encourages residential development and diverse housing stock. The proposed “High Density Residential” is an appropriate transition from medium density residential to the commercial land use and interstate to the north. Further, the property has ample road and transit access to accommodate a dense residential population.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2019-10700317

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

Proposed Zoning: "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay District Military Lighting Region 2

Zoning Commission Hearing Date: January 21, 2020