



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4261  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 6/17/2021  
**Title:** PLAN AMENDMENT CASE PA-2021-11600030 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Medium Density Residential" on Lots 1 and 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700085)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2021-06-17-0497

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2021-11600030  
(Associated Zoning Case Z-2021-10700085)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

**Current Land Use Category:** "Parks Open Space"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 12, 2021

**Case Manager:** Juanita Romero, Senior Planner

**Property Owner:** Raul Velasco

**Applicant:** Ken Carter

**Representative:** Ken Carter

**Location:** 1444 Sherman Street

**Legal Description:** Lot 1 and Lot 2, Block 37, NCB 2862

**Total Acreage:** 0.1761

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Martindale Army Airfield

**Property Details**

**Transportation**

**Thoroughfare:** Sherman Street

**Existing Character:** Collector

**Proposed Changes:** None known

**Thoroughfare:** North Gevers Road

**Existing Character:** Collector

**Proposed Changes:** None known

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

**Routes:** 24, 9, 14

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

**Goals:**

The Arena District/Eastside Community Plan relevant land use goals are as follows:

**4. Land Use Plan Goals**

4.1 Conserve existing neighborhoods

4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones

4.3 Reinforce Neighborhood Commercial nodes at cross streets

4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels

**Comprehensive Land Use Categories**

**Land Use Category:** “Parks Open Space”

**Description of Land Use Category:**

Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall

attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

**Land Use Category: "Medium Density Residential"**

**Description of Land Use Category:**

Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

**Permitted Zoning Districts:**

R-3, R-4, R-5, R-6, Residential Single Family, RM-4, RM-5, and RM-6 Mixed Residential

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Medium Density Residential"

**Current Land Use Classification:**

"Parks Open Space"

Direction: North

**Future Land Use Classification:**

Industrial Tier

**Current Land Use Classification:**

Industrial

Direction: East

**Future Land Use Classification:**

"Parks Open Space"

**Current Land Use Classification:**

Commercial Business

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single Family Housing

Direction: West

**Future Land Use Classification:**

"Parks Open Space"

**Current Land Use Classification:**

Single Family Housing

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center, nor is it within a premium transit corridor.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (11-0) recommend Approval.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-18” Limited Density Multi-Family to allow for three (3) units. The subject property is located on a corner lot, where more density is generally located. The proposed “Medium Density Residential” is consistent with the “Medium Density Residential” within multiple blocks to the south of the subject property. Additionally, this block is primarily developed as single-family homes, thus the “Parks Open Space” land use is no longer consistent with the area.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena District / Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700085**

**Current Zoning:** "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay  
Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military  
Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** May 18, 2021