



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3885

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**Agenda Item Number:** 9.

**Agenda Date:** 7/22/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 2020-11600037

(Associated Zoning Case 2020-10700134 CD)

**SUMMARY:**

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

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

**Current Land Use Category:** "Low Density Mixed Use"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 22, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Samuel Y Araya and Genet Teferi

**Applicant:** Samuel Y Araya and Genet Teferi

**Representative:** Samuel Y Araya and Genet Teferi

**Location:** 2747 Rigsby Avenue

**Legal Description:** Lot 1A, NCB 10746

**Total Acreage:** 2.42

### **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Commanche Community Neighborhood Association

**Applicable Agencies:** Martindale Army Airfield Base

### **Transportation**

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Primary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Boulder Avenue

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** 43, 44, 67, 251 and 275

### **ISSUE:**

#### **Comprehensive Plan**

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

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

**Plan Goals:**

**Goal 7: Create a community-wide economic development plan**

**Objective 7.2:** Attract new businesses to the Eastern Triangle.

**Goal 8: Expand and Build Thriving Commercial Corridors**

**Objective 8.1.3:** Focus on S. W.W. White and Rigsby as commercial corridors and encourage the establishment of more service industry businesses.

**Goal 9: Promote diversification of businesses and services**

**Objective 9.1:** Increase range of family-oriented businesses and services within the Eastern Triangle.

**Goal 10: Grow an educated and well-trained local workforce**

**Objective 10.3:** Encourage local job skill programs to diversity employment opportunities as well as matching job skill education with the local job market.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Mixed Use"

**Description of Land Use Category:** Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated into one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

**Permitted Zoning Districts:** R-6, R-5, R-4, PUD, RM-6, RM-5, RM-4, MF-18, NC, C-1, TOD, MXD, MPCD, UD, FBZD, & O-1  
MXD, MPCD, UD, FBZD1

**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:** "Community Commercial"

**Current Land Use Classification:** "Low Density Mixed Use"

Direction: North

**Future Land Use Classification:** "Low Density Mixed Use" and "Medium Density Residential"

**Current Land Use Classification:** Vacant Land

Direction: East

**Future Land Use Classification:** "Parks Open Space"

**Current Land Use Classification:** City of San Antonio Bulk Waste

Direction: South

**Future Land Use Classification:** "Neighborhood Commercial"

**Current Land Use Classification:** Triple R DC Experts Auto Repair, Trac-Work Inc. Railroad Contactor and Vacant Office Building

Direction: West

**Future Land Use Classification:** "Low Density Mixed Use" and "Neighborhood Commercial"

**Current Land Use:** Vacant Land, Vacant Office / Multi-Family Residences and Single-Family Residences

### **FISCAL IMPACT:**

None

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

The property is not within a regional center but is within a premium transit corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed rezoning establishes a new business, which is consistent with a future goal of the Eastern Triangle Community Plan. The proposed land use to Community Commercial is compatible adjacent to the land uses of Low Density Mixed Use and High Density Residential.

### **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:**

Zoning Case #: 2020-10700134 CD

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

Proposed Zoning: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military

Lighting Region 1 District with a Conditional use to allow for a Vocational Trade School (Outside Storage and Training Area Permitted)

Zoning Commission Hearing Date: July 21, 2020