



City of San Antonio

Legislation Details (With Text)

File #: 19-8784

Type: Plan Amendment

In control: Planning Commission

On agenda: 12/11/2019

Title: PLAN AMENDMENT CASE PA-2019-11600084 (Council District 1): A request by Ryan McLeaird, Representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial. (Associated Zoning Case Z-2019-10700291) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment Case PA-2019-11600084
(Associated Zoning Case Z-2019-10700291)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Ryan McLeaird

Applicant: Ryan McLeaird

Representative: James Griffin Brown & Ortiz

Location: 1411 East Sandalwood

Legal Description: 0.744 acres out of NCB 11882

Total Acreage: 0.744

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Sandalwood

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 647

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May, 2010

Plan Goals: Preserve neighborhood integrity

Goal I: Protect the quality of life of residents including health, safety and welfare

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: “Low Density Residential” is typically single-family homes and accessory dwellings on a single lot. “Low Density Residential” is ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate in “Low Density Residential”.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

Land Use Category: “High Density Residential”

Description of Land Use Category: All residential uses, including apartments, condominiums and assisted living facilities. Typically “High Density Residential” is located along or near major arterials or collectors. This land use may be used as a transitional buffer between lower density residential uses and non-residential uses. “High Density Residential” is not recommended within the Noise Contours.

Permitted Zoning Districts: Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Residential

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

“R-4” Single Family Residential

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

“R-5” Single Family Dwelling

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

“IDZ” Single Family Dwellings

Direction: West

Future Land Use Classification:

“Regional Commercial”

Current Land Use:

“C-3NA” Home Depot

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located in the Greater Airport Area Regional Center. The property is not located within a premium transit corridor.

STAFF ANALYSIS & RECOMMENDATION: Staff recommends Denial.

The applicant seeks a Plan Amendment in order to rezone to “IDZ-2” with uses permitted for eighteen (18) residential units. The proposed “High Density Residential” would be consistent with the desired “IDZ-2”. However, the San Antonio International Airport Vicinity Land Use Plan encourages the preservation of neighborhood integrity and the protection of the quality of life of residents including health, safety and welfare. The proposed “High Density Residential” introduces too much density midblock for a “Low Density Residential” area and as noted in the San Antonio International Airport Vicinity Land Use Plan is typically located along or near major arterials or collectors, not on local streets like Sandalwood.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District
Proposed Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eighteen (18) dwelling units
Zoning Commission Hearing Date: December 17, 2019