



City of San Antonio

Agenda Memorandum

File Number:16-5129

Agenda Item Number: 13.

Agenda Date: 10/12/2016

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16075

(Associated Zoning Case Z2016257)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Low-Density Residential

Proposed Land Use Category: High-Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2016

Case Manager: Erica Greene, Planner

Property Owner: Idea Public Schools

Applicant: NRP Properties, LLC and NRP Project Equities, LLC

Representative: Brown & Ortiz

Location: 4843 Lord Road

Legal Description: 15.83 acres out of NCB 10615

Total Acreage: 15.83 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Eastwood Village Neighborhood Association and Dellcrest Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Lord Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #26 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: May 21, 2009

Update History: None

Goal 13.4: Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Example Zoning Districts:

RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Comprehensive Land Use Categories

High Density Residential: 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.

Example 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

Low Density Residential

Current Use

Residence Single-Family

North

Future Land Use Classification

Low Density Residential

Current Use

Residence Single-Family
East

Future Land Use Classification

Low Density Residential

Current Use

Residence Single-Family

South

Future Land Use Classification

Low Density Residential

Current Use

Residence Single-Family

West

Future Land Use Classification

Low Density Residential

Current Use

Residence Single-Family

LAND USE ANALYSIS:

The applicant is proposing a multi-family complex. The subject property is on located on Lord Road; a local street providing only a one way access for such a high density use. The properties that are located around the subject property include several single-family residences. The proposed amendment to High Density Residential is not consistent with the surrounding areas. The proposed amendment to High Density Residential land use will significantly alter the land use pattern and character of the immediate area as the proposed change will allow for multi-family housing in a residential single-family neighborhood. The High Density Residential classification does not support the Eastern Triangle Community Plan objectives of ensuring that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends denial. The proposed amendment to High Density Residential land use will significantly alter the land use pattern or character of the immediate area because it would introduce a higher density on the subject property flanked by single-family residential uses. The proposed change is not compatible with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016257

Current Zoning: "R-5" Residential Single-Family District

Proposed Zoning: "MF-25" Low Density Multi-Family Residential District
Zoning Commission Hearing Date: October 18, 2016