



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5485

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**Agenda Item Number:** 9.

**Agenda Date:** 10/26/2016

**In Control:** Planning Commission

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**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 26, 2016. Continued from the October 12, 2016 hearing.

**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 as part of a 3 million dollar HOME investment partnership program. The subject property is located on Lord Road, however, there will be a second entrance, a private drive, that lets out onto W W White Road. Recent activity for this block now shows that a majority of the land will no longer be single-family residential development. The plan amendment request supports the plan's objectives of ensuring that new housing constructed in the community are well built and serves to enhance the community's image.

**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.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. Recent activity for this block now shows that a majority of the land will no longer be single-family residential development. The plan amendment request supports the plan's objectives of ensuring that new housing constructed in the community are well built and serves to enhance the community's image.

**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