City of San Antonio

Agenda Memorandum

File Number: 19-7963

Agenda Item Number: P-4.

Agenda Date: 11/7/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Plan Amendment PA-2019-11600069
(Associated Zoning Case Z-2019-10700239)

SUMMARY:
Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Low Density Residential” and “Parks Open Space"

Proposed Land Use Category: "High Density Residential”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 9, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: HELI Investments, LLC

Applicant: HELI Investments, LLC

Representative: Brown and Ortiz, P.C.

Location: 5645 Sinclair Road

Legal Description: 42.98 acres out of NCB 18239

Total Acreage: 42.98

Notices Mailed
Owners of Property within 200 feet: 92
Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association
Applicable Agencies: Parks & Recreation Department; Martindale Army Air Field

Transportation
Thoroughfare: Sinclair Road
Existing Character: Collector
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 30

Comprehensive Plan
Comprehensive Plan Component: Eastern Triangle Community Plan
Plan Adoption Date: May 21, 2009
Plan Goals:

- Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children
- 12.1.1. Work with communities to identify vacant properties near schools for the construction of family housing.
- 12.3.3. Work with the community to explore medium density and high density quality housing that provides amenities that appeal to young adults.

Comprehensive Land Use Categories
Land Use Category: "Low Density Residential"
Description of Land Use Category:

- 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.

Permitted 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
Land Use Category: "Parks Open Space"
Description of Land Use Category:

- Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.
- Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation.
- Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: None

Comprehensive Land Use Categories
Land Use Category: "High Density Residential"
Description of Land Use Category:

- 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.

Permitted 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:
"Parks and Open Space" and "Low Density Residential"
Current Land Use Classification:
Vacant

Direction: North
Future Land Use Classification:
"Parks and Open Space" and "Low Density Residential"
Current Land Use Classification:
Vacant and Single-Family Residential

Direction: East
Future Land Use Classification:
"Low Density Residential"
Current Land Use Classification:
Vacant

Direction: South
Future Land Use Classification:
"Parks and Open Space" and "Low Density Residential"
Current Land Use Classification:
Single-Family Residential

Direction: West
Future Land Use Classification:
"Community Commercial"
Current Land Use:
Industrial Uses

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Parks and Open Space” and “Low Density Residential” to “High Density Residential” is requested in order to rezone the property to
“MF-33 MLOD-3 MLR-1” Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region - 1 District. This is consistent with the Eastern Triangle Community Plan’s objective to identify vacant properties near schools for construction of family housing for families with school age children. The subject property is within 0.35 miles of an elementary school. The future land use classification for the property is “Parks and Open Space” and “Low Density Residential”, which is compatible with the existing uses in the area. The proposed Plan Amendment to “High Density Residential” is a compatible transition from the commercial use to the west and serves a transition and buffer for the established single-family residential to the west.

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: Z-2019-10700239
CURRENT ZONING: “NP-10 MLOD-3 MLR-1” Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region - 1 District
PROPOSED ZONING: “R-4 MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region - 1 District and “MF-33 MLOD-3 MLR-1” Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region - 1 District
Zoning Commission Hearing Date: October 15, 2019