



# City of San Antonio

## Agenda Memorandum

**File Number:**19-8784

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**Agenda Item Number:** 11.

**Agenda Date:** 12/11/2019

**In Control:** Planning Commission

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**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