



City of San Antonio

Agenda Memorandum

File Number:20-4058

Agenda Item Number: 21.

Agenda Date: 8/12/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA2020-11600033

(Associated Zoning Case Z2020-10700142)

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: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Jaime Rios

Applicant: Nicholas Harris

Representative: Nicholas Harris

Location: 4619 Sinclair Road

Legal Description: Lot P-10 and P-11, NCB 10777

Total Acreage: 5.942 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Jupe Manor Neighborhood Association, Lower Southeast Side Neighborhood Association

Applicable Agencies: Martindale Army Airfield, Planning Department

Transportation

Thoroughfare: Sinclair Road

Existing Character: Collector

Proposed Changes: None

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

Routes: 28, 230, 552

ISSUE: None

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

Goal 12: Quality housing

Goal 13: Well maintained neighborhoods and housing stock

Goal 16: Housing with access to transit and public amenities

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, and PUD

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Permitted Zoning Districts: NC, O-1, O-1.5, C-1, C-2, and C-2P

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant home and industrial garage

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-family dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Mortuary, Industrial businesses

Direction: West

Future Land Use Classification: “Neighborhood Commercial” and “Low Density Residential”

Current Land Use: Church, boat business

FISCAL IMPACT: None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed plan amendment and zoning request would allow for commercial encroachment into a single-family residential area. This area is primarily “Low Density Residential.” The proposed “Community Commercial” is uncharacteristic of this area. “Community Commercial” is more appropriate south of Sinclair Road, or further north, along Rigsby Avenue. Even along South WW White Road, which is a Primary Arterial A, the established land use designation is “Neighborhood Commercial,” which is less intense than the proposed “Community Commercial.”

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2020-10700142

Current Zoning: "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: August 18, 2020