



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4901

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**Agenda Item Number:** 14.

**Agenda Date:** 8/26/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 2020-11600050

(Associated Zoning Case Z-2020-10700177)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 2009

**Plan Updated:** May 2009

**Current Land Use Category:** "Low Density Residential" and "High Density Mixed Use"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 26, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Boralis USA, Inc.

**Applicant:** NRP Group, LLC

**Representative:** Brown and Ortiz, PC

**Location:** Generally located at 439 SE Loop 410

**Legal Description:** 15.082 acres out of NCB 10615

**Total Acreage:** 15.082

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** SE Loop 410

**Existing Character:** Highway and Access Road

**Proposed Changes:** Access Road

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 2009

**GOAL: HOUSING AND NEIGHBORHOOD**

**OVERALL GOAL:** A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

**Goal 12:** Develop more good, very good, and excellent quality or better constructed housing for all residents from young adults to the elderly, within the planning area

- Objective 12.1: Encourage the development of diverse housing options near schools for families with school age children
- Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community

**Goal 13:** Encourage well-maintained neighborhoods and housing stock

- Objective 13.2: Cooperate between neighbors to improve the overall appearance of the community
- Objective 13.4: Ensure that new housing constructed in the Eastern Triangle is well built and serves to enhance the community's image

**Goal 16:** Construct housing that incorporates access to transit and public amenities

- Objective 16.1: Improve access and amenities within and nearby residential neighborhoods

**Comprehensive Land Use Categories**

**Land Use Category:** "High Density Mixed Use"

**Description of Land Use Category:**

High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed-use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed-use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.

**Permitted Zoning Districts:** R-6, R-5, R-4, PUD, RM-6, RM5, RM-4, MF-18, MF-25, MF-33, MF-40, NC, C-1, C-2, C-2P, TOD, MXD, MPCD, UD, FBZD, O-1 & O-1.5

**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

**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:**

“Low Density Residential” and “High Density Mixed Use”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

“High Density Residential”, “Low Density Residential”

**Current Land Use Classification:**

Truck Leasing, Residential

Direction: East

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Freight Fuel Station

Direction: South

**Future Land Use Classification:**

“High Density Mixed Use”, “Parks Open Space”

**Current Land Use Classification:**

Tire Service and Equipment Rental, Parks Open Space

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant land

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-25” Low Density Multi-Family District. Staff finds that the proposed amendment allows higher density development where appropriate and creates a more consistent planning pattern. The proposed land use change provides a variety of housing types with ample vehicular access to SE Loop 410 and IH-10 E. Additionally, the opportunity for “High Density Residential” allows for a buffer between existing commercial or industrial uses and the existing low-density residential uses.

Although the existing “High Density Mixed Use” allows “MF-25” the existing “Low Density Residential” does not. Thus for consistency of land use and the proposed development of Multi-Family and not Mixed Use the applicant is proposing “High Density Residential” land use.

**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 INFORMATION: Z-2020-10700177**

**Current Zoning:** "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "C-3 PUD MLOD-3 MLR-1" General Commercial Planned Unit Development Camp Bullis Military Lighting Overlay District, and "C-3 NA PUD MLOD-3 MLR-1" General Commercial Non Alcoholic Sales Planned Unit Development Camp Bullis Military Lighting Overlay District

**Proposed Zoning:** "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District