



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 28, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600090

(Associated Zoning Case Z-2022-10700239)

**SUMMARY:**

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

**Plan Adoption Date:** May 1, 2009

**Current Land Use Category:** “Community Commercial, Medium Density Residential, and Low Density Residential”

**Proposed Land Use Category:** “High Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 28, 2022

**Case Manager:** Mirko Maravi, Principal Planner

**Property Owner:** Boralis USA Inc

**Applicant:** Brown & Ortiz, PC

**Representative:** Brown & Ortiz, PC

**Location:** 5001 Sinclair Road

**Legal Description:** Lot P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777

**Total Acreage:** 26.75

**Notices Mailed:**

**Owners of Property within 200 feet:** 55

**Registered Neighborhood Associations within 200 feet:** Alamo Farmsteads/ Babcock Road Neighborhood Association

**Applicable Agencies:** Martindale Army Air Field, Planning Department, TxDOT

**Transportation:**

**Thoroughfare:** Sinclair Road

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Southeast Loop 410

**Existing Character:** Interstate

**Proposed Changes:** None Known

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

**Comprehensive Plan**

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

**Plan Adoption Date:** May 1, 2009

**Plan Goals:**

- **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.

**Relevant Goals and Policies of the Comprehensive Plan may include:**

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **H Goal 2:** A variety of housing types is available at a variety of price and rent levels.
- **H Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **H P18:** Encourage housing to be built with, near or adjacent to retail uses.

**Comprehensive Land Use Categories**

**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, & C-2P

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:**

- Medium Density Residential includes Single Family Residential Development on one lot, including townhomes, garden homes, and zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes.
- This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial.
- This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-5, R-4, R-3, PUD, RM-6, RM-5, & RM-4

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:**

- Medium Density Residential includes Single Family Residential Development on one lot, including townhomes, garden homes, and zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes.
- This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial.
- This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-5, R-4, R-3, PUD, RM-6, RM-5, & RM-4

### **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

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Community Commercial, Medium Density Residential, and Low Density Residential”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residential Neighborhood

Direction: East

**Future Land Use Classification:**

ROW

**Current Land Use Classification:**

SE Loop 410

Direction: South

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Self Storage

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single Family Residence

**FISCAL IMPACT:**

None.

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

The property is not located within a half mile of a Regional Center but within the Premium Transit Corridor.

**ISSUE:**

None.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The subject property is located within the Eastern Triangle Community Plan and is designated as “Community Commercial, Medium Density Residential and Low Density Residential.” The property is currently undeveloped. The applicant is requesting a plan amendment and zoning change to allow for the construction of a residential development. The site is located within the

“South District” of the Eastern Triangle Community Plan. The future land use character for this area as described in the Eastern Triangle Community Plan includes: preserving large single-family residential lots of one acre or more and the rural character of the South District, as well as converting unwanted industrial zoning along Sinclair Road to neighborhood commercial as indicated in the future land use map to discourage encroachment of industrial uses into the Jupe Manor Neighborhood. The proposed “High Density Residential” is appropriate along Loop 410 and Sinclair Road. The applicant is proposing limited density multi-family of 132 units.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700239**

**CURRENT ZONING:** "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District

**PROPOSED ZONING:** "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District

**Zoning Commission Hearing Date:** October 4, 2022