



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 8, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600028  
(Associated Zoning Case-Z-2024-10700084)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** “Agribusiness Tier”

**Proposed Land Use Category:** “Suburban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 8, 2024

**Case Manager:** Eradio Gomez, Zoning Senior Planner

**Property Owner:** James Caffey & Gregory Schlundt

**Applicant:** Ortiz McKnight, PLLC

**Representative:** Ortiz McKnight, PLLC

**Location:** 9371 Interstate 35 South

**Legal Description:** 24.13 acres out of NCB 17364

**Total Acreage:** 24.13

**Notices Mailed**

**Owners of Property within 200 feet:** 9

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

**Applicable Agencies:** Lackland AFB, Planning Department

**Transportation**

**Thoroughfare:** 9371 Interstate 35 Access Rd

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

**Routes Served:** None

### **Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

#### **Plan Goals:**

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan Strategies:
  - HOU-1.1 Promote quality design and construction for new housing
  - HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
  - HOU-1.3 Preserve rural homesteads as part of the mix of housing choices
  - HOU-1.4 Encourage quality housing for senior citizens

### **Comprehensive Land Use Categories**

**Land Use Category:** Agribusiness Tier

#### **Description of Land Use Category:**

**RESIDENTIAL:** Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

**NON-RESIDENTIAL:** Agriculture and Light Industry Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate

**LOCATION:** Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads or clustered into rural commercial villages located along arterials.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, L, RP

### **Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

#### **Description of Land Use Category:**

**RESIDENTIAL:** Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

**NON-RESIDENTIAL:** Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

**LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or

collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Agribusiness Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Agribusiness Tier

**Current Land Use Classification:**

Vacant, Single-Family

Direction: East

**Future Land Use Classification:**

Agribusiness Tier, Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Agribusiness Tier, Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Agribusiness Tier

**Current Land Use:**

Vacant, Single-Family

**ISSUE:**

None.

**FISCAL IMPACT:**

None.

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

Subject property is not located within an Area Regional Center or Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The proposed Plan Amendment from “Agribusiness Tier” to “Suburban Tier” is requested to rezone the property to “R-4” Residential Single-Family District. Given the surrounding residential single-family uses, the proposed plan amendment is appropriate for the area. The applicant proposes to develop a single-family subdivision. The subject property would align with residential uses being developed to the east. The request also supports the Plan goals to diversify housing types and addresses the Strategic Housing Implementation Plan (SHIP) for more housing to meet the City’s growing population.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan adequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700084**

Current Zoning: "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 AHOD" General Industrial District  
Proposed Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District  
Zoning Commission Hearing Date: May 21, 2024

