



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 20, 2025

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon, Director

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600065

(Associated Zoning Case Z-2024-10700217)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

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

**Proposed Land Use Category:** “General Urban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Concordia Group

**Applicant:** Koontz Properties, LLC

**Representative:** Patrick Christensen, PC

**Location:** Generally located in the 2300 block of West Loop 1604

**Legal Description:** 1.986 acres out of NCB 16334

**Total Acreage:** 1.986 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Camp Bullis, SAWS, Planning Department, TxDOT

**Transportation**

**Thoroughfare:** West Loop 1604

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Blanco Springs

**Existing Character:** Local

**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:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**- Plan Goals:**

- Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- LU-1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.
- Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

### **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, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

### **Comprehensive Land Use Categories**

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:** RESIDENTIAL: Medium to High Density Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). NON-RESIDENTIAL: Community Commercial Generally:

Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high-density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.  
**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Apartments

Direction: East

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Food Service Establishments, Athletic Field

Direction: South

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“General Urban Tier”, “Natural Tier”, “Suburban Tier”

**Current Land Use Classification:**

Montessori School, Vacant, Single-Family Dwellings

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Suburban Tier” to “General Urban Tier” is requested to rezone the property to “MF-33” Multi-Family District. Given the surrounding “General Urban Tier” land use designation within proximity, Staff finds that the request is consistent with the area. Additionally, the change in land use would permit a downzone from “C-2NA” to “MF-33”, creating a recommended buffer between medium intensity commercial and residential uses.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the North 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 North 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 Camp Bullis Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700217 ERZD**

Current Zoning: "C-2NA MLOD-1 MLR-1 AHOD ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Proposed Zoning: "MF-33 MLOD-1 MLR-1 AHOD ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: December 17, 2024