



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 7, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600044  
(Associated Zoning Case Z-2023-10700168)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** "Natural Tier" and "Suburban Tier"

**Proposed Land Use Category:** "General Urban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 26, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** McCombs Family Partners LTD

**Applicant:** McCombs Family Partners LTD

**Representative:** Brown & McDonald PLLC

**Location:** Generally located in the 7000 block of North Loop 1604 East

**Legal Description:** 105.311 acres out of NCB 16587

**Total Acreage:** 105.311 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 86

**Registered Neighborhood Associations within 200 feet:** There are no registered Neighborhood Associations within 200 feet.

**Applicable Agencies:** Randolph AFB, Parks and Recreation Department, Texas Department of Transportation, Planning Department

## **Transportation**

**Thoroughfare:** North Loop 1604 East

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the property.

**Routes Served:** None.

## **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Goals:**

**Relevant Goals and Strategies of the North Sector Plan may include:**

- Land Use (LU) Goal 1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- LU Strategy 1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU Strategy 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.
- LU Goal 6: Development of livable, walkable communities is encouraged.
- LU Strategy 6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
- Housing Goal 1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Housing Strategy 1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
- Housing Strategy 2.3: Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
- Economic Development Goal 1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- Natural Resources Strategy 3.1: Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.

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

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Policy 7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.
- Natural Resources and Environmental Sustainability Goal 2: San Antonio balances environmental goals with business and community needs.

### **Comprehensive Land Use Categories**

#### **Land Use Category: “Natural Tier”**

**Description of Land Use Category:** Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

**Permitted Zoning Districts:** RP, G

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

**Description of Land Use Category:** Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

**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

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

**Description of Land Use Category:** Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

**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:**

“Natural Tier” and “Suburban Tier”

#### **Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Sports Center

Direction: East

**Future Land Use Classification:**

“Specialized Center”

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

“Natural Tier”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use:**

Single-Family Dwellings

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The subject property is located within the Rolling Oaks Regional Center and within ½ a mile from the Austin Highway Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission Recommend Approval.

The proposed land use amendment from “Natural Tier” and “Suburban Tier” to “General Urban Tier” is requested to rezone the property to “MF-25” Low Density Multi-Family District and “C-2 CD” Commercial District with a Conditional Use for a Warehouse. The request for “General Urban Tier” is appropriate for the subject property. The proposed Plan Amendment to “General

Urban Tier” is a compatible transition abutting the established single-family residential to the west and south. Higher intensity designations do exist along North Loop 1604 East, making “General Urban Tier” a more suitable option which would allow commercial and residential uses, while balancing the surrounding area and limiting higher intense uses.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector 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.
  - Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700168 CD**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "BP AHOD" Business Park Airport Hazard Overlay District

Zoning Commission Hearing Date: August 15, 2023