



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** June 20, 2024

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600032  
(Associated Zoning Case Z-2024-10700093)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** "Specialized Center"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

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

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Nacogdoches 38, Ltd, Lorie Bett & Mark Goll, and R&R Loop 1604, LLC

**Applicant:** Ashton Woods

**Representative:** Ortiz McKnight, PLLC

**Location:** 17097 Nacogdoches Road

**Legal Description:** 25.378 acres out of NCB 16584

**Total Acreage:** 25.378

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Northeast Neighborhood Alliance

**Applicable Agencies:** Planning Department

## **Transportation**

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None known

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

**Routes Served:** N/A

## **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

### **Plan Goals:**

- Goal HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
- Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

## **Comprehensive Land Use Categories**

**Land Use Category:** "Specialized Center"

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

RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business/Office Park

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

**Permitted zoning districts:** O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

## **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

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

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

Subject property is located within the Rolling Oaks Area 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 and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed land use amendment from "Specialized Center" to "Suburban Tier" is requested to rezone the property to "R-4" Residential Single-Family District. The strip of land was originally "Suburban Tier" but changed in 2021 to the current "Specialized Center" to permit "L" Light Industrial uses. A new applicant is now requesting to return it back for a single-family housing development and return the land use so it is consistent with surrounding properties.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North 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 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-2024-10700093**

Current Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District and "C-3 AHOD"  
General Commercial Airport Hazard Overlay District

Proposed Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: May 21, 2024