



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600092
(Associated Zoning Case Z-2024-10700280)

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: Eradio Gomez, Zoning Senior Planner

Property Owner: Ateg Enterprises, Inc and Marketplace Properties, LLC

Applicant: Lonestar Builders, Inc c/o Brandan Dennison

Representative: Lonestar Builders, Inc c/o Brandan Dennison

Location: 12591 and 12615 Judson Road

Legal Description: Lot 5, Block 1, NCB 17106, and Lot P-6B, NCB 15724

Total Acreage: 5.861 acres

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Office of Historic Preservation, Randolph Air Force Base, Planning Department

Transportation

Thoroughfare: Judson Road

Existing Character: Minor

Proposed Changes: None

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

Routes Served: None

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU-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.
- 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.

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.

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 Land

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Apartment Complex

Direction: East

Future Land Use Classification:

“Regional Center”, “General Urban Tier”

Current Land Use Classification:

Vacant Land

Direction: South

Future Land Use Classification:

“Regional Center”

Current Land Use Classification:

Retail, Gas Station

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Residential Single-Family

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and is not 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 land use amendment from “Suburban Tier” to “General Urban Tier” is requested to rezone the property to “MF-33” Multi-Family District. The property is land locked between “Suburban Tier” and “Regional Center” land uses. The proposed “General Urban Tier” is an appropriate transition between land uses. Additionally, the “General Urban Tier” land use will allow medium to high density residential uses, which aligns with the goals of the Strategic Housing Implementation Plan for diverse housing types for all income levels.

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 Randolph Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700280

Current Zoning: "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage, "C-2NA S IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Tennis Academy, and "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District

Proposed Zoning: "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District

Zoning Commission Hearing Date: December 17, 2024.