



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600016  
(Associated Zoning Case Z-2024-10700047)

**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:** April 24, 2024  
**Case Manager:** Kellye Sanders, Planning Coordinator  
**Property Owner:** Nacogdoches One, LLC  
**Applicant:** SA Vista Park, LP  
**Representative:** Ortiz McKnight, PLLC  
**Location:** Generally located in 14000 block of Nacogdoches Road  
**Legal Description:** Lot P-5, NCB 15831  
**Total Acreage:** 6.96 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 47  
**Registered Neighborhood Associations within 200 feet:** Northeast Neighborhood Alliance  
**Applicable Agencies:** Planning Department, TxDOT

**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-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Goal HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
- Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- 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:** "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:**

“Suburban Tier”

**Current Land Use Classification:**

Single-Family Residential Development

Direction: East

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vet Clinic, Commercial Strip Mall

Direction: South

**Future Land Use Classification:**

“Suburban Tier” and “Natural Tier”

**Current Land Use Classification:**

Multi-Family Developments, Commercial Strip Mall

Direction: West

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Day Care Center, Assisted Living Facility, Restaurant

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

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

Subject property is not located within an Area Regional Center but is 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 recommends Approval.

The proposed land use amendment from "Suburban Tier" to "General Urban Tier" is requested to rezone the property to "MXD" Mixed Use District with a maximum density of 25 units per acre. Given the surrounding mix of higher density multi-family and intense commercial uses, the proposed plan amendment is consistent with land use in the area. Additionally, the "MXD" site plan also proposes "C-1" Light Commercial District, a lower intensity land use that aligns with existing "C-2" Commercial and "C-3" General Commercial Districts within proximity. In regard to the existing uses and zoning districts located along Nacogdoches Road, the proposed "General Urban Tier" is more appropriate for the area than the existing "Suburban Tier" land use.

**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-2024-10700047**

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered)

Proposed Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre

Zoning Commission Hearing Date: May 7, 2024