



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600092

**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, Zonign 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:** 9.371 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** NA

**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:**

**There is no fiscal impact.**

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

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.