



City of San Antonio

Agenda Memorandum

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

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.