



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600031(Associated Zoning Case Z-2022-10700098)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Bullish Resources, Inc. C/O Valerie Tackett- VP

Applicant: Alliance Realty LLC C/O Charles Cochran

Representative: Brown & Ortiz C/O Matthew Gilbert

Location: 10865 N Loop 1604 W

Legal Description: Lot 1, Block 1, NCB 18008, and Lot P-19 NCB 15663

Total Acreage: 17.844

Notices Mailed**Owners of Property within 200 feet:** 2**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Texas Department of Transportation**Transportation****Thoroughfare:** N Loop 1604**Existing Character:** Collector/ Interstate**Proposed Changes:** None Known**Thoroughfare:** Leslie Road**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There is no public transit within walking distance of the property.**ISSUE:** None.**FISCAL IMPACT:**

There is no fiscal impact.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:**Staff Analysis & Recommendation:** Staff recommends Approval.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” is requested in order to rezone the property to “MF-33” Multi-Family District. This is consistent with the West/Southwest Sector Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses along the Loop 1604 corridor. The proposed Plan Amendment to “General Urban Tier” is a compatible transition for the “I-1” base zoning to the south and the “C-3” base zoning to the north. Also, the “General Urban Tier” future land use classification will add diverse housing options, while also promoting infill development on an existing vacant lot.

West/Southwest Sector

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest 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 West/Southwest 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 West/Southwest 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 Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.