



City of San Antonio

Agenda Memorandum

Agenda Date: October 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600072
(Associated Zoning Case Z-2022-10700198)

SUMMARY:

Comprehensive Plan Component: North Sector

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier and Regional Center

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2022

Case Manager: Kellye Sanders, Senior Planner

Property Owner: Herlinda Cantu Family LP, Herlinda G Cantu GST Trust, Manuel Cantu V GST Trust, David G Cantu GST Trust, Elizabeth G Newcomb GST Trust, Richard L & Elizabeth Cantu Newcomb

Applicant: Alliance Realty, LLC

Representative: Brown & Ortiz, P.C.

Location: 23211 US Highway 281 North

Legal Description: 18.827 acres out of CB 4900

Total Acreage: 18.827

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: SAWS, Camp Bullis

Transportation

Thoroughfare: US Highway 281 North

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 7, 503

Comprehensive Plan:

Comprehensive Plan Component: North Sector

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
 - Strategy HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
 - Strategy HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

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

Land Use Category: “Regional Center”

Description of Land Use Category:

- Residential: High Density
- Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses
- Non-Residential: Regional Commercial, Office
- Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing
- Location: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

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:

General Urban Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

UZROW

Current Land Use Classification:

US Highway 281 North

Direction: South

Future Land Use Classification:

Regional Center

Current Land Use Classification:

Self-Service Storage

Direction: West

Future Land Use Classification:

Regional Center

Current Land Use Classification:

Multi-Family Development

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

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" and "Regional Center" to "General Urban Tier" is requested in order to rezone the property to "MF-25" Low Density Multi-Family District. This is consistent with the North Sector Plan's objective to develop high density housing near principal and arterial transportation routes, and major employment areas. It permits implementation of the recorded strategy to develop high density residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and existing lower density residential housing. The proposed "General Urban Tier" would serve as a buffer between the "Suburban Tier" land use immediately to the north, and the "Regional Center"

land use immediately to the south. The proposed land use and zoning also allows for diversity of housing and housing alternatives for the area, which is consistent with the City's Strategic Housing Implementation Plan.

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-2022-10700198 ERZD

Current Zoning: "R-6 GC-3 MLOD-1 MLR-2 ERZD" Residential Single-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Proposed Zoning: "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Zoning Commission Hearing Date: October 18, 2022