



City of San Antonio

Agenda Memorandum

Agenda Date: July 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Plan Amendment PA-2023-11600044
(Associated Zoning Case Z-2023-10700168)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Natural Tier" and "Suburban Tier"

Proposed Land Use Category: "Specialized Center" and "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 26, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: McCombs Family Partners LTD

Applicant: McCombs Family Partners LTD

Representative: Brown & McDonald PLLC

Location: Generally located in the 7000 block of North Loop 1604 East

Legal Description: 105.311 acres out of NCB 16587

Total Acreage: 105.311 acres

Notices Mailed

Owners of Property within 200 feet: 86

Registered Neighborhood Associations within 200 feet: There are no registered Neighborhood Associations within 200 feet.

Applicable Agencies: Randolph AFB, Parks and Recreation Department, Texas Department of Transportation, Planning Department

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Routes Served: None.

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Relevant Goals and Strategies of the North Sector Plan may include:

- Land Use (LU) Goal 1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- LU Strategy 1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU Strategy 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.
- LU Goal 6: Development of livable, walkable communities is encouraged.
- LU Strategy 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.
- Housing Goal 1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Housing Strategy 1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
- Housing Strategy 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.
- Economic Development Goal 1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- Natural Resources Strategy 3.1: Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Policy 7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.
- Natural Resources and Environmental Sustainability Goal 2: San Antonio balances environmental goals with business and community needs.

Comprehensive Land Use Categories

Land Use Category: "Natural Tier"

Description of Land Use Category: Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

Permitted Zoning Districts: RP, G

Land Use Category: "Suburban Tier"

Description of Land Use Category: Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

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: "Specialized Center"

Description of Land Use Category: Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Category: "General Urban Tier"

Description of Land Use Category: Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

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:

“Natural Tier” and “Suburban Tier”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Sports Center

Direction: East

Future Land Use Classification:

“Specialized Center”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Natural Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use:

Single-Family Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Rolling Oaks Regional Center and within ½ a mile from the Austin Highway Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff Recommends Denial, with an Alternate Recommendation to “General Urban Tier” for the entire property.

Staff Analysis and Recommendation:

The proposed land use amendment from “Natural Tier” and “Suburban Tier” to “General Urban Tier” for Lot P-5 and "Specialized Center” for Lot P-5B is requested to rezone the property to “MF-25” Low Density Multi-Family District and “BP” Business Park.

The request for “Specialized Center” for Lot P-5B is not appropriate for the subject property. The “Specialized Center” designation is intended for isolated heavy industrial uses or business park uses such as office or institutional campuses. Additionally, the land use is not intended to be located near residential uses and should be separated. Due to the location, staff finds the request of “Specialized Center” potentially harmful to the abutting single-family residential uses.

A plan amendment to “General Urban Tier” for the entire property would be more appropriate and would permit the applicant’s request of “MF-25” use and warehousing, which can be met with a lower intense “C-2” Commercial District zoning with a Conditional Use, rather than the proposed “BP” Business Park.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector 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.
 - Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700168

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "BP AHOD" Business Park Airport Hazard Overlay District

Zoning Commission Hearing Date: August 15, 2023