



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 11, 2022

**In Control:** Planning Commission Meeting

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**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

**Representative:** Brown & Ortiz, PC

**Location:** 10865 North Loop 1604 West

**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:** North 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.

**COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Plan Goals:**

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

**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, hot

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:**

- RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, 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

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Mortuary Funeral Home

Direction: East

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Church

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

OCL

**Current Land Use Classification:**

Residential Dwelling

**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 & 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 existing “General Urban Tier” to the north and south of the subject site. The proposed Plan Amendment to “General Urban Tier” is a compatible transition to the existing areas of “Suburban Tier” land use and allows for slightly more density along the major highway of West Loop 1604 North. The “General Urban Tier” future land use classification also adds alternate housing options for the area..

### **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.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700098**

**Current Zoning:** "C-3" General Commercial District

**Proposed Zoning:** "MF-33" Multi-Family District

**Zoning Commission Hearing Date:** May 17, 2022