



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** November 4, 2021

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600074

(Associated Zoning Case Z-2021-10700227)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** “Suburban Tier” and “General Urban Tier”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 22, 2021

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Santikos Raw Land LL

**Applicant:** Drenner Group, PC

**Representative:** Drenner Group, PC

**Location:** Generally located in the 17000 block of Green Mountain

**Legal Description:** Lot P-1 and Lot P-5, NCB 16583

**Total Acreage:** 29.773

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Fox Run HOA, Green Mountain/Emerald Point HOA

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Green Mountain Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There is one VIA bus route.

**Routes Served:** 640

## **ISSUE:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:** provide an overall vision to achieve the plan area's shared values of its supportive goals and strategies. Recommended strategies are presented to guide transportation, housing, economic development, parks and open spaces, community facilities, land use and urban design, and military compatibility.

## **COMPREHENSIVE LAND USE CATEGORIES**

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** 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, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Category:** General Tier

**Description of Land Use Category:** 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:** General Urban Tier

**Current Land Use Classification:** Suburban Tier

Direction: North

**Future Land Use Classification:** Regional Center, Suburban Tier

**Current Land Use Classification:** Regional Center, Suburban Tier

Direction: East

**Future Land Use Classification:** Regional Center, Suburban Tier

**Current Land Use Classification:** Regional Center, Suburban Tier

Direction: South

**Future Land Use Classification:** General Urban Tier, Suburban Tier, Regional Center

**Current Land Use Classification:** General Urban Tier, Suburban Tier, Regional Center

Direction: West

**Future Land Use Classification:** Suburban Tier, Regional Center

**Current Land Use Classification:** Suburban Tier, Regional Center

**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 and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment to “General Urban Tier” to rezone to “MF-33” Multi-Family District. The proposed “General Urban Tier” is consistent with the “General Urban Tier” to the south. It is also a good transition along Loop 1604 and between the existing “Regional Center” land use areas.

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: Z2021-10700227**

**Current Zoning:** “C-2NA AHOD” Commercial District Non-Alcoholic Airport Hazard Overlay District, “C-3 AHOD” General Commercial Airport Hazard Overlay District, and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

**Proposed Zoning:** “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

**Zoning Commission Hearing Date:** October 5, 2021