



City of San Antonio

Agenda Memorandum

Agenda Date: January 27, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600106
(Associated Zoning Case Z-2021-10700296)

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: December 15, 2021
Case Manager: Richard Bautista-Vazquez, Planner
Property Owner: 1604 Properties, LLC
Applicant: KB Home Lone Star Inc., a Texas Corporation
Representative: Brown & Ortiz, PC
Location: 1120 North Loop 1604
Legal Description: Lot P-1D, NCB 34392
Total Acreage: 10.012

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Oak Creek Community Association
Applicable Agencies: Lackland AFB, Texas Department of Transportation

Transportation

Thoroughfare: North Loop 1604

Existing Character: Expressway

Proposed Changes: None Known

Public Transit: There is one (1) bus route within walking distance of the subject property.

Routes Served: 64

ISSUE: None.

Comprehensive Plan:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: 2010

Plan Goals:

HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan
HOU-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.

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

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 Lot

Direction: North

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Vacant Lot

Direction: East

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Residential Homes

Direction: South

Future Land Use Classification: “Natural Tier”

Current Land Use Classification: Vacant Lot

Direction: West

Future Land Use Classification: Right-of-Way

Current Land Use Classification: Loop 1604

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-25” Low Density Multi-Family District. The proposed amendment to “General Urban Tier” is appropriate for the area. The land use to the north of the subject site is “General Urban Tier” and the mix of zoning designations and uses allowed in “General Urban Tier” land use is also suitable along a major highway like Loop 1604.

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:

Current Zoning: “C-2” Commercial District, “MF-25” Low Density Multi-Family District

Proposed Zoning: “MF-25” Low Density Multi-Family District

Zoning Commission Hearing Date: December 7, 2021