



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 15, 2021

**In Control:** Planning Commission Meeting

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**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.

**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 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