



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 22, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA-2022-11600043

(Associated Zoning Case: Z-2022-10700136)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

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

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 22, 2022. This case is continued from June 8, 2022.

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Helvetia Asset Recovery, Inc.

**Applicant:** TTM Development, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 16950 Judson Road

**Legal Description:** Lot P-9A, NCB 17790

**Total Acreage:** 2.363

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Vista Neighborhood Association

**Applicable Agencies:** Parks Department

### **Transportation**

**Thoroughfare:** Judson Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Chestnut View Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Mountain Vista Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no bus route within proximity to the subject property.

### **COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** North Sector Plan

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

#### **Plan Goals:**

HOU-1.1 Promote innovative allowances that expand the variety of housing types and embraces flexible standards.

HOU-1.2 Encourage compatible residential growth patterns and transitions.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Natural Tier"

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

**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 Overview**

Subject Property

**Future Land Use Classification:** "Suburban Tier" and "Natural Tier"

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Vacant

Direction: East

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Single Family Dwellings

Direction: South

**Future Land Use Classification:** “Natural Tier”

**Current Land Use Classification:** Vacant

Direction: West

**Future Land Use Classification:** “Civic Center”

**Current Land Use:** Harris Middle School

**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” and “Natural Tier” to “Suburban Tier” is requested to rezone the property to “PUD MF-18” Planned Unit Development Limited Density Multi-Family District. The proposed “Suburban Tier” land use designation is appropriate and compatible with much of the subject property and properties throughout the area. The subject property is vacant, as are the properties to the north and south. The residential development will be a continuation of the abutting subdivision to the northeast.

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.
  - Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700136**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District

**Zoning Commission Hearing Date:** June 21, 2022