



City of San Antonio

Agenda Memorandum

Agenda Date: June 14, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600011
(Associated Zoning Case Z-2023-10700044 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2023 . This case was continued at the May 24, 2023 hearing.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Holzburg LLC

Applicant: Mitra Ventures LLC

Representative: Patrick Christensen

Location: Generally located in the 12000 block of Petite Street

Legal Description: Lots 1 through 8, Block 23, NCB 14733, and Lots 2 through 10, Block 21, NCB 14731

Total Acreage: 6.84 Acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department, San Antonio Water System, Planning Department

Transportation

Thoroughfare: Moonlight Way

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Petite Avenue

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Huebner Road

Existing Character: Primary Arterial A

Proposed Changes: None known

Public Transit: There are VIA bus stops in proximity to the subject property.

Routes Served: 503, 603

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- 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
- LU-1.3- Promote variety of housing types between Loop 1604 and Loop 410

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

Location: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly

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 Category: “General Urban Tier”

Description of Land Use Category: Residential: Medium to High Density Generally: 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

Location: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

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, Mixed Use Center

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Single-Family Homes, Vacant

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Offices, vacant

Direction: West

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Offices, vacant, parking lots

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” to rezone the properties to “MF-25” Multi-Family District. The existing “Suburban Tier” is appropriate for the property and surrounding area. The proposed “General Urban Tier” is also appropriate. The properties are located off a part of Huebner Road that is classified as a primary arterial, which is an appropriate placement for the “General Urban Tier” land use designation. Additionally, the property directly abuts properties utilized for multi-family uses, which is better suited in proximity to “General Urban Tier”, as the existing development pattern features medium to high residential density.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700044 ERZD

Current Zoning: "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge District

Proposed Zoning: "MF-25 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge District

Zoning Commission Hearing Date: June 6, 2023