



# City of San Antonio

## Agenda Memorandum

**File Number:**21-4251

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**Agenda Item Number:** P-5.

**Agenda Date:** 6/17/2021

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2021-11600019

(Associated Zoning Case Z2021-10700073)

**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:** May 12, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** East Park Properties, LLC

**Applicant:** RRG Developers, LLC

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

**Location:** Generally located in the 8900 Block of North Loop 1604 West

**Legal Description:** 3.859 acres out of NCB 14614

**Total Acreage:** 3.859 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 2

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** North Loop 1604 West

**Existing Character:** Primary Arterial A

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

### **Plan Goals:**

Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Goal 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.

Goal HOU-2: High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

## **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. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. 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, O-1.5, NC, C-1, C-2, C-2P, RD, UD

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

**Description of Land Use Category:** Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). 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. 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” and “Regional Center”

**Current Land Use Classification:** Apartments

**Direction:** East

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

**Current Land Use Classification:** Apartments, single-family dwellings

**Direction:** South

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

**Current Land Use Classification:** Vacant, apartments

**Direction:** West

**Future Land Use Classification:** “Suburban Tier” and “Regional Center”

**Current Land Use:** Vacant, shopping center

**FISCAL IMPACT:** None

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center or a premium transit corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (11-0) recommend Approval.

The applicant is seeking a Plan Amendment to “General Urban Tier” to rezone to “MF-33” Multi-Family District to develop apartments.

The proposed “General Urban Tier” is appropriate for the subject property along North Loop 1604 West and would adhere to principles of the North Sector Plan by “encourag[ing] 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.”

### **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.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700073**

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Proposed Zoning: "MF-33" Multi-Family District

Zoning Commission Hearing Date: May 18, 2021