



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4716

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/20/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600022 (Council District 3): Ordinance amending the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Urban Mixed Use" on 119.3 acres out of NCB 10847 and NCB 10879, located at 4226 Southeast Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700097)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Z-2020-10700097 Field Notes, 5. Ordinance 2020-08-20-0573

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment PA 2020-11600022  
(Associated Zoning Case Z-2020-10700097)

**SUMMARY:**

**Comprehensive Plan Component:** Brooks Area Regional Center

**Plan Adoption Date:** May 2, 2019

**Current Land Use Category:** "Agricultural"

**Proposed Land Use Category:** "Urban Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 24, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** The Republic Golf Club, Ltd.

**Applicant:** Bitterblue, Inc.

**Representative:** Brown & Ortiz, P.C.

**Location:** 4226 Southeast Military Drive

**Legal Description:** 119.3 acres out of NCB 10847 and NCB 10879

**Total Acreage:** 119.3

**Notices Mailed**

**Owners of Property within 200 feet:** 115

**Registered Neighborhood Associations within 200 feet:** Pecan Valley Neighborhood Association and Republic Oaks HOA Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Southeast Military Drive

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Route Served:** 552

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan:** Brooks Area Regional Center

**Plan Adoption Date:** May 2, 2019

**Goal 1: Belonging, Bonding & Balance**

- Provide an inclusive, welcoming, friendly, and safe atmosphere.
- Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
- Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

**Goal 5: Prioritize Parks, Public Health & Preservation of Green**

- Preserve and encourage green spaces and reduce impervious surfaces.
- Create more and safe, multi-generational public parks and organized programming in recreational spaces.
- Ensure convenient, equitable access to and distribution of parks and open spaces.
- Improve physical and mental wellbeing by providing places for play, respite, and relaxation and for healing and rehabilitation.
- Enhance and create trails and greenways that act as connections while also providing direct community health, social, and environmental benefits.

**Comprehensive Land Use Categories**

**Land Use Category:** “Agricultural”

**Description of Land Use Category:**

Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

**Permitted Zoning Districts:** RP and FR

**Land Use Category:** "Urban Mixed Use"

**Description of Land Use Category:**

Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Agricultural”

**Current Land Use Classification:**

Golf Course

Direction: North

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Natural

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential

Direction: South

**Future Land Use Classification:**

“Agricultural”

**Current Land Use Classification:**

Natural

Direction: West

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

Residential

**FISCAL IMPACT:**

None

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

The subject property is within the Brooks Area Regional Center including and is located within a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The applicant seeks a Plan Amendment from “Agricultural” to “Urban Mixed Use” to rezone for a mixed use development. This request is consistent with the goals of the Brooks Area Regional Center by supporting a healthy and desirable community which strengthen the cohesive Brooks Area identity. The requested land use is an appropriate transition from Low Density land uses to High Density, Employment / Flex Mixed Use and Business / Innovation land uses.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Brooks Area Regional Center, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION INFORMATION: Z-2020-10700119**

Current Zoning: "I-1" General Industrial District and "C-3" General Commercial District

Proposed Zoning: "MXD" Mixed Use District

Zoning Commission Hearing Date: June 16, 2020