



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1733

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/22/2017

**Title:** PLAN AMENDMENT # 17024 (Council District 8): A request by Amin Guindi for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Regional Commercial" on 13.949 acres out of NCB 15825, located in the 15300 Block of Vance Jackson Road. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017073)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted Land Use Plan, 2. Proposed Land Use Plan, 3. Aerial Map, 4. PA 17024 Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 17024  
(Associated Zoning Case Z2017073)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Mixed Use Center

**Proposed Land Use Category:** Regional Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 22, 2017

**Case Manager:** Logan Sparrow, Principal Planner

**Property Owner:** Galleria Ventures LTD

**Applicant:** Amin Guindi

**Representative:** Brown and Ortiz, PC

**Location:** 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway

**Legal Description:** 13.949 acres out of NCB 15825

**Total Acreage:** 13.949

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** Department of Planning and Community Development

**Transportation**

**Thoroughfare:** Presidio Parkway

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Vance Jackson Street

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** VIA bus route 94 operates at the intersection of IH-10 and Loop 1604.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Plan Goals:** LU 3.1 - Set priority for pursuing a compatible and highest and best use for development of vacant infill or underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

**Comprehensive Land Use Categories**

**Land Use Category:** Mixed Use Center

**Description of Land Use Category:**

Residential: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

Non-Residential: Detached and attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

**Permitted Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

**Comprehensive Land Use Categories**

**Land Use Category:** Regional Center

**Description of Land Use Category:**

Residential: Attached single-family and multi-family housing; mid-high rise condominium buildings, apartment

complexes, and row houses.

Non-Residential: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

### **Land Use Overview**

Subject Property

Future Land Use Classification: Mixed Use Center

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Mixed Use Center

Current Land Use Classification: Multi-Family Housing

Direction: East

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: Mixed Use Center

Current Land Use Classification: Vacant

Direction: West

Future Land Use Classification: Mixed Use Center

Current Land Use Classification: Vacant

### **Land Use Analysis**

#### **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 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 applicant requests to amend the future land use from “Mixed Use Center” to “Regional Center” to permit uses consistent with the “C-3” General Commercial District zoning category. The subject property is identified in the San Antonio Comprehensive Plan as a Regional Center. Regional Centers typically carry more intense uses, and are located in close proximity to major intersections. The subject property is within roughly 1/3 of a mile of the intersection of Loop 1604 and IH-10, making the area suitable for “Regional Center” land uses.

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

The plan amendment request is unlikely to negatively alter the character of the surrounding community.

Surrounding properties include some dense multi-family housing, and there are myriad commercial developments along the IH-10 corridor, not far from the subject property. The street infrastructure has the capacity to handle the demand of “Regional Center” uses. The plan amendment will not negatively affect the mission of Camp Bullis, nor will it alter recreational amenities.

**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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The proposed amendment to the “Regional Center” land use classification is compatible with the North Sector Plan’s goal of focusing development on underutilized parcels between Loop 1604 and Loop 410.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017073

Current Zoning: “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Proposed Zoning: “C-3 MLOD-1 AHOD” General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: March 07, 2017