



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2618

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**Agenda Item Number:** 21.

**Agenda Date:** 4/12/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 17039

(Associated Zoning Case: None)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

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

**Proposed Land Use Category:** "Regional Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 12, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Bul - 1604, Ltd. (Gregory B. Mann, Manager of NECBUL GP, LLC)

**Applicant:** Bul - 1604, Ltd.

**Representative:** Kaufman & Killen, Inc.

**Location:** 3900 Block of N Loop 1604 E, Generally Located Northeast of the N Loop 1604 and Bulverde Rd Intersection

**Legal Description:** 30.667 Acres out of Lot 5, Block 10, NCB 17728

**Total Acreage:** 30.667 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 14

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

**Applicable Agencies:** Planning Department

## **Transportation**

**Thoroughfare:** North Loop 1604

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** Bulverde Road

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None

## **Public Transit:**

There are no nearby bus stops.

## **ISSUE:**

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

**Update History:** None

### **ED-1.3**

Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

### **Comprehensive Land Use Categories**

**SUBURBAN TIER:** Suburban Tier uses include both residential and non-residential uses. **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.

### **Related 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

**REGIONAL CENTER:** Regional Center uses include both residential and non-residential uses.

**RESIDENTIAL: High Density.** Generally: Attached single family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, and row houses

**NON-RESIDENTIAL: Regional Commercial, Office.** Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

**LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large

volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

**Related 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**

Suburban Tier

**Current Use**

Vacant land

**North**

**Future Land Use Classification**

Suburban Tier

**Current Use**

Commercial Use

**East**

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant Land

**South**

**Future Land Use Classification**

Suburban Tier

**Current Use**

Loop 1604, Commercial Use, and Single-Family Residential

**West**

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Land

**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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along North Loop 1604 and Bulverde Road, a freeway and a major arterial, makes the area appropriate for more intense commercial development. The applicant requests this plan amendment in order to bring the plan into compliance with the current zoning. The property and the surrounding area is currently zoned "C-2" and "C-3" General Commercial. The proposed amendment to Regional Center will provide

consistency with the surrounding areas and allow the applicant to sync the plan with the zoning. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**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 subject property's location on North Loop 1604 and Bulverde Road and the general surrounding conditions, which include a mix of commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The Regional Center land use classification would support the goals of the North Sector of maintaining and revitalizing the North Sector to retain and expand vibrant retail and commercial uses within the Loop 1604 corridors and/or centers. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

**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 Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** There is no zoning case associated with this plan amendment.