



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5688

---

**Agenda Item Number:** 18.

**Agenda Date:** 10/25/2017

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA 17091

(Associated Zoning Case Z2017300)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** "Mixed Use"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Galleria Ventures, LTD

**Applicant:** Galleria Ventures, LTD

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

**Location:** 5400 Block of Presidio Parkway

**Legal Description:** 2.706 acres out of NCB 15825

**Total Acreage:** 2.706 acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 4

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

**Applicable Agencies:** None.

### **Transportation**

**Thoroughfare:** Presidio Parkway

**Existing Character:** Local Street

**Proposed Changes:** None Known.

**Thoroughfare:** Vance Jackson Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known.

**Public Transit:** The nearest VIA bus route is #603 and is within walking distance of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

#### **Plan Goals:**

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and 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: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or 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

**Land Use Category:** Regional Center

**Description of Land Use Category:** RESIDENTIAL: High Density Generally: Attached single family and multifamily 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

**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:**

Regional Center

**Current Land Use Classification:**

Mixed Use Center

Direction: North

**Future Land Use Classification:**

Mixed Use Center

**Current Land Use Classification:**

“C-3” and “MPCD”

Direction: East

**Future Land Use Classification:**

“General Urban Tier” and “Mixed Use Center”

**Current Land Use Classification:**

“C-2” and “MPCD”

Direction: South

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

“MF-33”

Direction: West

**Future Land Use Classification:**

“General Urban Tier” and “Mixed Use Center”

**Current Land Use:**

“MPCD” , “C-2”, and “C-3”

**FISCAL IMPACT:**

None.

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

The subject property is within the UTSA Regional Center and not within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff recommends Approval.

**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 subject property is designated as “Mixed Use” for the future land use. The request to amend the plan to “Regional Center” will be compatible with the land use plan to pursue a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410.

**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 “Regional Center” land use classification supports the goals of the North Sector Plan. 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017300**

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

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

Zoning Commission Hearing Date: November 7, 2017