



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4054

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**Agenda Item Number:** 14.

**Agenda Date:** 6/27/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 18071

(Associated Zoning Case Z2018234 S)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Update History:** None

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 27, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Balearia LLC

**Applicant:** Fernando De Leon

**Representative:** Patrick Christensen

**Location:** 14886 Tradesman Drive

**Legal Description:** Lot 4, Block 7, NCB 14848

**Total Acreage:** 3.1810

**Notices Mailed**

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

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Tradesman Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

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

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Plan Goals:** LU3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

**Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** 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.

**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:** 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. 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.

**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:**

Suburban Tier

### **Current Land Use Classification:**

Commercial Strip

Direction: North

### **Future Land Use Classification:**

Suburban Tier

### **Current Land Use Classification:**

Vacant Lots

Direction: East

### **Future Land Use Classification:**

Suburban Tier, Regional Center

### **Current Land Use Classification:**

Vacant Lots

Direction: South

### **Future Land Use Classification:**

Suburban Tier

### **Current Land Use Classification:**

Commercial Strip

Direction: West

### **Future Land Use Classification:**

General Urban Tier

### **Current Land Use:**

Apartments

## **FISCAL IMPACT:**

None.

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

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

## **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector 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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The current “Suburban Tier” land use designation is not aligned to the current “C-3” General Commercial zoning district. Allowing the change to “Regional Center” will align the land use to the zoning district. The surrounding area is primarily commercial and industrial, and the “Suburban Tier” is not appropriate for the potential intensity of uses as currently zoned.

**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: Z2018234**

Current Zoning: “C-3 AHOD MLOD-1 ERZD” General Commercial Airport Hazard Overlay Camp Bullis  
Military Lighting Overlay Edwards Recharge Zone

Proposed Zoning: “C-3 S AHOD MLOD-1 ERZD” General Commercial Airport Hazard Overlay Camp Bullis  
Military Lighting Overlay Edwards Recharge Zone with Specific Use Authorization for Motor Vehicle Sales

Zoning Commission Hearing Date: July 17, 2018