



City of San Antonio

Agenda Memorandum

File Number:19-1700

Agenda Item Number: 15.

Agenda Date: 2/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA-2018-900024

(Associated Zoning Case Z-2018-900076)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Update History: None

Current Land Use Category: "Mixed Use Center"

Proposed Land Use Category: "Civic Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 13, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Beitel Creek, Ltd.

Applicant: Alamo Park Inc.

Representative: Brown & Ortiz, P.C.

Location: Generally located southeast of Thousand Oaks Drive and Wurzbach Parkway

Legal Description: 25.425 acres out of NCB 14945

Total Acreage: 25.425

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None Known

Thoroughfare: Thousand Oaks

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals:

- Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis
- Goal COM-1 Parks, schools, libraries, animal care and other community facilities linked to one another

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

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

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Land Use Category: “Civic Center”

Description of Land Use Category:

RESIDENTIAL: Generally: Dormitories and/or student housing

NON-RESIDENTIAL: Office, Educational, Governmental, Religious Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations

Land Use Overview

Subject Property

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Mixed Used Center

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Gas Station

Direction: West

Future Land Use Classification:

Civic Center

Current Land Use:

Rehabilitation Center and Morgan's Wonderland

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the NE I-35 and Loop 410 Regional Center, but not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from "Mixed Use Center" to "Civic Center" is requested in order to rezone the property to "ED" Entertainment District. This is consistent with the North Sector Plan's goal to develop compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

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 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.

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: Z-2018-900076

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Proposed Zoning: “ED AHOD” Educational District Airport Hazard Overlay District

Zoning Commission Hearing Date: February 5, 2019