



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1700

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**Agenda Item Number:** 15.

**Agenda Date:** 2/13/2019

**In Control:** Planning Commission

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**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