



# City of San Antonio

## Agenda Memorandum

**File Number:**19-6097

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**Agenda Item Number:** 18.

**Agenda Date:** 8/28/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment PA-2019-11600046

(Associated Zoning Case Z-2019-10700169)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Update History:** N/A

**Current Land Use Category:** “Specialized Center” and “Mixed Use Center”

**Proposed Land Use Category:** “Mixed Use Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 28, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** BitterBlue/Rogers Water Interests LTD

**Applicant:** Lloyd A. Denton, Jr.

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

**Location:** Generally located at 4939 North Loop 1604 West

**Legal Description:** 279.745 acres out of NCB 17701

**Total Acreage:** 279.745

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Salado Creek Conservation Association, Inc.

**Applicable Agencies:** Camp Bullis, Texas Department of Transportation, San Antonio Water Systems

**Transportation**

**Thoroughfare:** North Loop 1604 West

**Existing Character:** N/A

**Proposed Changes:** N/A

**Public Transit:** No VIA bus routes are within walking distance of the subject property.

**Routes Served:** NA

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Update History:** N/A

**Plan Goals:**

**Comprehensive Land Use Categories**

**Land Use Category:** “Specialized Center”

**Description of Land Use Category:**

RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business / Office Park

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

Related Zoning Districts:

0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

**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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Specialized Center” and “Mixed Use Center”

**Current Land Use Classification:**

## Quarry District with a Conditional Use for Blasting and Mixed Use District

**Direction:** North

**Future Land Use Classification:**

“Military Center”

**Current Land Use Classification:**

Military

**Direction:** East

**Future Land Use Classification:**

“Country Tier” and “Suburban Tier”

**Current Land Use Classification:**

Residential

**Direction:** South

**Future Land Use Classification:**

“Mixed Use Center”

**Current Land Use Classification:**

Mixed Use District

**Direction:** West

**Future Land Use Classification:**

“Country Tier”

**Current Land Use:**

Residential

**FISCAL IMPACT:**

None.

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

The subject property is located within the Brooks Regional Center. It is not within a ½ a mile of 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 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 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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed land use amendment from “Specialized Center” and “Mixed Use Center” is requested in order to rezone the property to “MXD” Mixed Use District. This is consistent with the North Sector Plan for Mixed Use District uses to be Mixed Use Centers serving 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.

**ALTERNATIVES:**

1. Recommend approval 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-2019-10700169**

**Current Zoning:** "QD CD S ERZD MSAO-1 MLOD-1 MLR-1 AHOD" Quarry Edwards Recharge Zone Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Quarry and Conditional Use for Blasting and “MXD MSAO-1 MLOD-1 MLR-1 AHOD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 440.2 acres

**Proposed Zoning:** "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

**Zoning Commission Hearing Date:** September 3, 2019