City of San Antonio

Agenda Memorandum

File Number:20-6065

Agenda Item Number: 9.

Agenda Date: 10/28/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Plan Amendment PA 2020-11600045
(Associated Zoning Case Z-2020-10700163 CD S ERZD)

SUMMARY:
Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Urban Mixed Use"

Proposed Land Use Category: "Business/Innovation Mixed Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 28, 2020

Case Manager: Justin Malone, Planner

Property Owner: Betty Jane Beatrice Varnes Sales, individually and as the Trustee of the Betty Jane Beatrice Varnes Sales Exempt Trust

Applicant: TC Pursuit Services, Inc.

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located at 4886 West Loop 1604 North

Legal Description: 63.302 acres out of NCB 17700 and CB 4782

Total Acreage: 63.302 Acres

Notices Mailed
Owners of Property within 200 feet: 10
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Transportation
Thoroughfare: N Loop 1604 W
Existing Character: Highway
Proposed Changes: None Known

Thoroughfare: Lou Mell Drive
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance.
Routes Served: 97

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: UTSA Area Regional Center Plan
Plan Adoption Date: October 3, 2019

UTSA Area Regional Center Plan Focus Areas:
Focus Area #1: Beckmann Quarry

- Beckmann Quarry is located in the northeast quadrant of the UTSA Area, north of Loop 1604 between The RIM and NW Military Highway. The majority of the site is an active quarry and is expected to remain as such for years to come. Quarry operations will not cease all at once, but instead are likely to subside gradually over time. The southeastern portion of the site has recently been redeveloped with multifamily and commercial uses, and future redevelopment is anticipated to extend from this area.
- Redevelopment of Beckmann Quarry is seen as an opportunity to create a mixed-use center with incorporated public space, trails, and natural areas. The focus area would serve as a transition between the intense Regional Mixed-Use node at I-10 and Loop 1604, and lower density commercial and residential uses to the east. Similarly, development within the focus area would transition from lower intensity uses in the north and east near Eisenhower Park and Camp Bullis to more intense uses in the south and west along Loop 1064 near The RIM. The tallest buildings would be five to six stories and would be built in the lower topographies; while higher elevations would be built out with two to three story structures.
- Complete streets would be used to provide east/west connectivity between Loop 1604 and NW Military Highway. Multi-use paths would reduce traffic within the development and allow people to safely and easily walk and bike in the area. The development would incorporate access to and connections between the trail systems along Leon and Salado Creeks, and natural features would be preserved and highlighted as public amenities. Green buffers would protect the integrity of Eisenhower Park, and ensure military missions and operations at Camp Bullis are protected.

Comprehensive Land Use Categories
Land Use Category: "Urban Mixed Use"
Description of Land Use Category:
Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-

scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Structured parking is encouraged in this category and should also be located in proximity to transit facilities.
Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, FBZD, AE-1, AE-2, AE-3, and AE-4.

Land Use Category: "Business/Innovation Mixed Use"
Description of Land Use Category:
Business/Innovation Mixed-Use accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base.
Permitted Zoning Districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, and AE-4.

Land Use Overview
Subject Property
Future Land Use Classification:
"Urban Mixed Use"
Current Land Use Classification:
Vacant Land, Single Family Residential

Direction: North
Future Land Use Classification:
"Heavy Industrial"
Current Land Use Classification:
Quarry

Direction: East
Future Land Use Classification:
"Urban Mixed Use"
Current Land Use Classification:
Church, Restaurant, Retail

Direction: South
Future Land Use Classification:
"Employment/Flex Mixed Use"
Current Land Use Classification:
Church, Office/Business Park

Direction: West
Future Land Use Classification:
"Urban Mixed Use", "Heavy Industrial"

Current Land Use Classification:
Office Park, Quarry

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor
The property is part of the UTSA Area Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment seeks from "Urban Mixed Use" to "Business/Innovation Mixed Use" for Warehousing. The UTSA Area Regional Center Plan calls for "Business/Innovation Mixed Use" where "C-3" base zoning districts are requested, especially on larger scale and within larger footprints than the "Employment/Flex Mixed-Use" category.

The proposed Plan Amendment meets the suggested characteristics of a "Business/Innovation Mixed Use" site. Furthermore, the new land use classification allows for higher intensity commercial zoning categories within the requested area, as well as an array of other residential and nonresidential zoning categories for future development.

ALTERNATIVES:
1. Recommend Approval of the proposed amendment to the UTSA Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700163 CD S ERZD
Current Zoning "C-2 UC-1 ERZD" Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District "R-6 UC-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District
Proposed Zoning: "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged)Zoning Commission Hearing Date: October 20, 2020