



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2023-11600045  
(Associated Zoning Case Z-2023-10700171)

**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:** Regional Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2023

**Case Manager:** Joseph Leos, Planner

**Property Owner:** Rogers 1604 Commercial, Ltd., by its General Partner, Bitterblue, Inc., c/o Lloyd E. Denton Jr CEO

**Applicant:** Rogers 1604 Commercial, Ltd., by its General Partner, Bitterblue, Inc., c/o Lloyd E. Denton Jr CEO

**Representative:** Brown & McDonald PLLC (c/o Sydney Wolff)

**Location:** generally located in the 4000 block of West Loop 1604

**Legal Description:** 51.049 acres out of NCB 17700

**Total Acreage:** 51.049 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** : This property is not located within the boundaries of a registered neighborhood association

**Applicable Agencies:** Camp Bullis, SAWS

### **Transportation**

**Thoroughfare:** West Loop 1604

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Thoroughfare:** Northwest Military Highway

**Existing Character:** Principal

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance

**Routes Served:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** UTSA Area Regional Center Plan

**Plan Adoption Date:** October 3, 2019

#### **Plan Goals:**

Goal 1- Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Goal 2- Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.

Goal 9.3- Build on the character of the neighborhoods that surround the University, while aiming to strengthen the contribution the campus makes to the UTSA Area community.

### **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, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

**Land Use Category:** Regional Mixed Use

**Description of Land Use Category:** Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce.

Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed-Use projects encourage incorporation of transit facilities into development.

**Permitted Zoning Districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

North Sector Plan- Mixed Use Center

**Current Land Use Classification:**

Vacant Land

Direction: East

**Future Land Use Classification:**

North Sector Plan- Suburban Tier

**Current Land Use Classification:**

Single-Family Residential, School

Direction: South

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use Classification:**

Vacant Land

Direction: West

**Future Land Use Classification:**

Heavy Industrial

**Current Land Use:**

Quarry

**ISSUE:**

None

**FISCAL IMPACT:**

There is no fiscal impact.

**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

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment seeks from “Urban Mixed Use” to “Regional Mixed Use” for a regional tourist entertainment facility. The UTSA Area Regional Center Plan calls for “Regional Mixed Use” where “ED” base zoning districts are requested, especially on larger properties with large-scale projects. The proposed “Regional Mixed Use” is also appropriate abutting “Heavy Industrial” and acts as a transition between existing “Urban Mixed Use” and residential uses in the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-107000171 ERZD**

**Current Zoning:** "QD CD UC-1 MLOD-1 MLR-1 AHOD ERZD" Quarry IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use for Blasting and Asphaltic Concrete and "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

**Proposed Zoning:** "ED MLOD-1 MLR-1 AHOD ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

**Zoning Commission Hearing Date:** December 5, 2023