



City of San Antonio

Agenda Memorandum

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600079
(Associated Zoning Case Z-2024-10700253 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: 1604 Capital Partners LLC

Applicant: 1604 Capital Partners LLC

Representative: Patrick Christensen

Location: 7403 West Loop 1604

Legal Description: Lot 1, Block 4, NCB 14759

Total Acreage: 1.3536 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Hills and Dales Neighborhood Association

Applicable Agencies: Camp Bullis, SAWS, Planning Department, TXDOT

Transportation

Thoroughfare: North Loop 1604 West

Existing Character: Interstate

Proposed Changes: None known.

Thoroughfare: North Loop 1604 West Access Road

Existing Character: Interstate Access Road

Proposed Changes: None known.

Thoroughfare: Cotton Tail Lane

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

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.
- **Strategy ED-1.3** Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Comprehensive Land Use Categories:

Land Use Category: “Rural Estate Tier”

Description of Land Use Category: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Residential: Low Density Residential Estate. Generally large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

Non-Residential: Neighborhood Commercial. Generally outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C1, RD.

Comprehensive Land Use Categories:

Land Use Category: “Suburban Tier”

Description of Land Use Category: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Residential: Low to Medium Density. Generally small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

Non-Residential: Neighborhood and Community Commercial. Generally neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD.

Land Use Overview

Subject Property

Future Land Use Classification: “Rural Estate Tier”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Rural Estate Tier”

Current Land Uses: Single-Family Dwellings

Direction: South

Future Land Use Classification: “Urban Mixed Use,” “Low Density Residential”

Current Land Uses: Diesel Engine Repair Service, Granite Supplier, Truck Repair Shop

Direction: East

Future Land Use Classification: “Rural Estate Tier”

Current Land Uses: Single-Family Dwellings, Vacant Land

Direction: West

Future land Use Classification: “Rural Estate Tier,” “Suburban Tier”

Current Land Uses: Cabinet Maker, Single-Family Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is located within the Fort Sam Houston Regional Center and within ½ a mile of the FM78 Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Rural Estate Tier” to “Suburban Tier” is requested to rezone the property to “C-2” Commercial District. The existing “Rural Estate Tier” land use is designated for low density rural estate residential and neighborhood commercial uses. To support a wider range of commercial development, the change to “Suburban Tier” is required. Staff finds the proposed “Suburban Tier” consistent with the surrounding area. The subject property is abutting existing “Suburban Tier” and is located close to existing “C-2” Commercial Districts. The request for the subject property is for restaurant uses, which can be observed in the surrounding area along the 1604 access road.

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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700253 ERZD

Current Zoning: “C-2NA UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Proposed Zoning: “C-2 UC-1 MLOD-1 MLR-2 ERZD” Commercial IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Zoning Commission Hearing Date: December 17, 2024.