



City of San Antonio

Agenda Memorandum

Agenda Date: February 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600002
(Associated Zoning Case Z-2025-10700007)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Specialized Center”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: CANAM 1604, LLC

Applicant: CANAM 1604, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 7200 block of North Loop 1604 East

Legal Description: 12.622 acres out of NCB 16588

Total Acreage: 12.622

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Randolph Air Force Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: 1604 Access Road

Existing Character: Access Road

Proposed Changes: None Known

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

Routes Served: N/A

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.
 - o ED-1.4: 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.
- Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - o LU-1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
- Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
 - o LU-3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

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. LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted 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: "Regional Center"

Description of Land Use Category: RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Regional Commercial, Office Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification: "Specialized Center"

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: "Specialized Center", "Suburban Tier"

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: "Specialized Center", "Suburban Tier"

Current Land Use Classification: Vacant, Apartments

Direction: East

Future Land Use Classification: "Specialized Center", "Suburban Tier"

Current Land Use Classification: Vacant, Residential Single-Family

Direction: West

Future land Use Classification: "Suburban Tier", "Natural Tier", "Regional Center"

Current Land Use Classification: Vacant, Wholesaler, Sports Gym, Employment Agency

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Rolling Oaks Regional Center and within ½ a mile from the Austin Highway 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 “Specialized Center” to “Regional Center” is requested to rezone the property to “C-3” General Commercial District. The subject property is located off an Interstate which can accommodate a larger volume of traffic typically associated with the proposed “Regional Center” land use designation. Additionally, there are existing “Regional Center” land use designations in proximity to the subject property.

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-2025-10700007

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 18, 2025