



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 20, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**  
ZONING CASE Z-2024-10700162

**SUMMARY:**

**Current Zoning:** "MPCD GC-1 UC-1 MLOD-1 MLR-1 AHOD" Master Planned Community Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "MPCD GC-1 UC-1 MLOD-1 MLR-1 AHOD" Master Planned Community Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Major Site Plan Amendment

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 20, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** Landmark North, LTD, IH10/Loop 1604 Partners, Ltd., and Landmark I Office Partners, LLC

**Applicant:** IH10/Loop 1604 Partners, Ltd,

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 15000 block of Interplace Road and in the 15000 block of Anthem Parkway

**Legal Description:** 11.638 acres out of NCB 14858

**Total Acreage:** 11.638

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Camp Bullis, TxDOT

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 39197, dated February 25, 1971, and Ordinance 41428, dated December 26, 1972, and zoned Temporary “R-1” Residence District. It was rezoned by Ordinance 42799, dated September 20, 1973, to “B-2” Business District and “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-2” Business District and “B-3” Business District converted to “C-2” Commercial District and “C-3” General Commercial District respectively. The property was rezoned by Ordinance 2009-06-18-0547, dated June 18, 2009, to the current “MPCD” Master Planned Community District.

**Code & Permitting Details:** There is no code enforcement history for the subject property.  
COM-PRJ-APP23-39802600 - Site Work - Landmark North Sitework - 5546 N 1604 W – Site Work  
COM-PRJ-APP24-39800238 - Phased-Complex Plans - Landmark North Pad Shell – Shell Building

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3, MPCD, UZROW

**Current Land Uses:** Restaurants, Auto Sales, Entertainment Venue (Outdoor and Indoor), Retail, N Loop 1604 W

**Direction:** South

**Current Base Zoning:** C-2 CD for Motor Vehicle Sales, MF-33, MPCD

**Current Land Uses:** Auto Sales, Multi-Family Developments, Hospital

**Direction:** East

**Current Base Zoning:** C-3, C-3 CD for Parking and/or Storage - Long Term

**Current Land Uses:** Gas Station, Office Space, Construction Contractor Facility

**Direction:** West

**Current Base Zoning:** UZROW

**Current Land Uses:** Hotel, Office Space, IH-10

**Overlay District Information:**

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

The "UC-1" IH-10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

The "MLOD-1" Camp Bullis Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Special District Information:**

The Master Planned Community District is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems. A site plan is required for a rezoning to "MPCD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

**Transportation**

**Thoroughfare:** Anthem Parkway

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Landmark Parkway

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** North Loop 1604 West

**Existing Character:** Interstate

**Proposed Changes:** None known.

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Interstate

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 97, 501, 603

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The parking requirements for commercial uses can be found at Unified Development Code, Table 526-3a and Table 526-3b

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "MPCD" Master Planned Community District encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

Proposed Zoning: "MPCD" Master Planned Community District encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

The Major Site Plan Amendment is for an increase of commercial acreage from 20.71 acres to 27.61 acres.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within the UTSA Regional Center, but is not within ½ a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the UTSA Area Regional Center Plan, adopted on October 3, 2019, and is currently designated as "Regional Mixed Use" in the

future land use component of the plan. The requested “MPCD” base zoning district is consistent with the future land use designation.

2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “MPCD” Master Planned Community District is an appropriate zoning for the property and surrounding area. The “MPCD” base zoning district will remain for the property, however the applicant is requesting to increase the commercial acreage from 20.71 acres to 27.61 acres within the boundary, which requires the major site plan amendment. This is an appropriate use for the property, as this area currently accommodates high intense commercial uses.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objective. Relevant goals and policies of the Comprehensive Plan may include:
  - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors
  - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
  - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities

Relevant goals and objectives of the UTSA Area Regional Center Plan may include:

- Goal 7: Jobs and Economic Development: Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community.
  - Objectives 7-2: Provide economic and employment opportunities that retain graduates from the University of Texas at San Antonio.
6. **Size of Tract:** The 11.638 acre site is of sufficient size to accommodate the proposed commercial development.
  7. **Other Factors:** The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.