



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600070  
(Associated Zoning Case Z-2023-10700271)

**SUMMARY:**

**Comprehensive Plan Component:** Bandera Road Corridor Plan

**Plan Adoption Date:** December 15, 2022

**Current Land Use Category:** “Urban Mixed Use”

**Proposed Land Use Category:** “Regional Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 11, 2023

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Silverado SA Realty, LLC

**Applicant:** John Miller

**Representative:** John Miller

**Location:** 11505 West Loop 1604 North

**Legal Description:** Lot 16, Block 1, NCB 15663

**Total Acreage:** 10.645 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200’

**Applicable Agencies:** Planning Department, Texas Department of Transportation

### **Transportation**

**Thoroughfare:** West Loop 1604 North

**Existing Character:** Interstate Highway

**Proposed Changes:** None known

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes in proximity to the subject property.

**Routes Served:** No routes served.

### **Comprehensive Plan**

**Comprehensive Plan Component:** Bandera Road Corridor Plan

**Plan Adoption Date:** December 22, 2022

#### **Plan Goals:**

- Focus higher-density uses at intersections of Bandera Road with other roadways and greenways (nodes)
- Rezone to allow preferred uses by right
  - To the extent that current zoning and the market trends of the corridor are out of step, simply re-zoning land in ways which enable preferred development can incentivize that development.

### **Comprehensive Land Use Categories**

**Land Use Category:** “Urban Mixed Use”

**Description of Land Use Category:** Urban Mixed-Use blends residential, commercial, and office, but buildings tend to be larger than Neighborhood Mixed-Use. This land use type is most typically used at major intersections and should generally be separated from lower-intensity land uses by medium-density uses. Structured parking is encouraged, though not required, and this category should be located near 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, IDZ-1, IDZ-2, PUD, MXD, TOD

**Land Use Category:** “Regional Mixed Use”

**Description of Land Use Category:** Regional Mixed-Use is the most intense of the mixed use categories. Mid-rise and high-rise buildings are appropriate within this category, as is structured parking, and development is frequently built at the block scale. This land use type is located at regional centers and should be separated from lower-intensity land uses by medium-density uses. Live/work housing is permissible. This category should be located near transit facilities, which may be incorporated into the development.

**Permitted Zoning Districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, IDZ-1, IDZ-2, IDZ-3, MXD, TOD, MPCD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use Classification:**

Movie theatre

Direction: North

**Future Land Use Classification:**

Regional Mixed Use

**Current Land Use Classification:**

Shopping center

Direction: East

**Future Land Use Classification:****Future Land Use Classification:**

Regional Mixed Use

**Current Land Use Classification:**

Shopping center

Direction: South

**Future Land Use Classification:**

Regional Mixed Use

**Current Land Use Classification:**

Shopping center

Direction: West (OCL, West Sector Plan)

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Residential Dwelling

**ALTERNATIVES:**

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

**ISSUE:** None.

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

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

The proposed land use amendment from “Urban Mixed Use” to “Regional Mixed Use” is requested to rezone the property to “C-3” General Commercial District. This will enable the applicant to remodel a portion of an existing movie theatre. While “Urban Mixed Use” is an appropriate land use for the property and surrounding area, “Regional Mixed Use” is appropriate as well. The subject property is situated near the intersection of Loop 1604 and Bandera Road, a major intersection that accommodates many high intensity commercial uses. There is “Regional Mixed Use” land use established in the area and the request is part of properties and uses as a whole that are currently used as Santikos movie theater. The Code conversion of 2001 created misalignment of the zoning of the property and the recent SA Tomorrow Plan created alignment with the current zoning, but not the needed zoning of “C-3” General Commercial. The proposed land use is consistent with the surrounding area and the established development pattern and will bring an existing long time nonconforming business into compliance.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700271**

Current Zoning: "C-2" Commercial District and "C-3" General Commercial District

Proposed Zoning: "C-3" General Commercial District

Zoning Commission Hearing Date: October 17, 2023