



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Plan Amendment PA-2023-11600036  
(Associated Zoning Case Z-2023-10700142 S)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** "Suburban Tier"

**Proposed Land Use Category:** "Agribusiness Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 12, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** BPVIF V HOLDINGS 8 LLC

**Applicant:** BPVIF V HOLDINGS 8 LLC

**Representative:** Patrick Christensen

**Location:** 7102 North Loop 1604 East

**Legal Description:** 6.572 acres out of NCB 16587

**Total Acreage:** 6.572 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** There are no registered Neighborhood Associations in the area.

**Applicable Agencies:** Randolph AFB and Planning Department

### **Transportation**

**Thoroughfare:** North Loop 1604 East

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the property.

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

**Relevant Goals and Strategies of the North Sector Plan may include:**

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable

**Relevant Goals and Policies of the Comprehensive Plan may include:**

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city's natural
- resources, water supply, water quality, surface waterways and air quality.
- NRES Goal 2: San Antonio balances environmental goals with business and community needs.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Suburban Tier"

**Description of Land Use Category:** 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 Category:** "Agribusiness Tier"

**Description of Land Use Category:** Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, L, RP, L

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Suburban Tier"

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Corporate Office

Direction: West

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use:**

Vacant

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

Subject property is located within the Rolling Oaks Regional Center and is within ½ a mile from the Austin Highway Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an Alternate Recommendation to “Regional Center” with an amended rezoning request to “C-3 CD” General Commercial District with a Conditional Use for Oversized Vehicle Storage.

The proposed land use amendment from “Suburban Tier” to “Agribusiness Tier” is requested to rezone the property to “L S” Light Industrial District with a Specific Use Authorization for Oversized Vehicle Storage. The proposed “Agribusiness Tier” is not consistent with the surrounding and abutting land use.

The Agribusiness designation is intended to support agriculture and light industry uses that are generally located in isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities. Therefore, the request is not appropriate along North Loop 1604 and Nacogdoches Road, an area predominately classified “Suburban Tier”, that is intended to be neighborhood and community commercial.

A plan amendment to “Regional Center” would be more appropriate for the area. The property is located along North Loop 1604 East and is at the intersection of Nacogdoches Road, which is a Secondary Arterial Type A Street. Additionally, there is “Regional Center” North of the subject site.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector 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.
  - Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700142 S**

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

Proposed Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Oversized Vehicle Storage

Zoning Commission Hearing Date: July 18, 2023