



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** February 9, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment PA2022-11600004 (Associated Zoning Case Z2022-10700014 CD S)

**SUMMARY:**

**Comprehensive Plan Component:** Brooks Regional Center Plan

**Plan Adoption Date:** May 2, 2019

**Current Land Use Category:** “Low Density Residential”, “Urban Low Density Residential”, “Neighborhood Mixed Use”, and “Neighborhood Commercial”

**Proposed Land Use Category:** "Urban Mixed Use", “Neighborhood Mixed Use”, “Community Commercial”, “Medium Density Residential”, “Parks & Open Space” and “Community Commercial”

## **BACKGROUND INFORMATION:**

**Planning Commission Hearing Date: February 9, 2022**

**Case Manager: Zenon Solis, Planning Manager**

**Property Owner: Multiple Property Owners**

**Applicant: City of San Antonio Planning Department**

**Representative: Zenon Solis, Planning Manager**

**Location: Multiple addresses located between/on the 2700 Block of Bill Miller Lane, 4100 and 4200 Block of Clark Ave., 800, 900 and 1000 Block of Hot Wells Blvd., 4900 Block of Clark Ave., 900 Block of Avondale Ave., 400 Block of Bushick Dr., 1900 and 2100 Block of Goliad Rd., 4500 and 5800 Block of Pecan Valley Dr., 6700 Block of Enfield, 100 Block of Nash Blvd., 100 Block of Kate Schenck, 4100 Block of SE Military Dr., 3900 Block of Killarney Dr., 7300 and 7400 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, and 7800 Block of Chelico Dr.**

**Legal Description: NCB 10949, Lot 13; NCB 10949, Lot C; NCB 10949, Lot D; NCB 10949, Lot 27 Miller BAR-B-Q SUBD. I; NCB 10949, Lot 14 and NE 31 FT X 50 FT of 19; NCB 10949, Lots 16, 23, 26, W IRRG 31 FT of NE 62 FT of 19, NE IRRG 36.56 FT of TR-4 and W IRRG 5.6 FT of F; NCB 10949, Lot 10; NCB 10949, Lot 15; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10949, Lot TR-8C; NCB 10937, Block 5, Lot 34; NCB 10937, Block 5, Lots 36 and 37; NCB 10942, Block 7, Lot W 75 FT of S 145.2 FT of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 10945, Block 10, Lot 16; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot 5 & W 50 FT of 4 and E 100 FT of S 150 FT of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 FT of W 200 FT of 2; NCB 10502, Block 6, Lot 43; NCB 12047, Block 19 Lot E IRRG 92.25 FT of 16; NCB 10526, Block 9, Lots 7, 8 and 9; NCB 13605, Block 2, Lot 23; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 and 2; NCB 10848, Lot P-102 (38.7248 AC), P-103G(2 AC), P-103J(4212 AC), P-103F (0.372 AC), P-104 (9.48 AC); NCB 10865, P-100E (3.53 AC); NCB 10848, Lot P-100 (11.313 AC) and P-100A (6.307 AC); NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 FT of 1 MISSION TRAIL RV PARK SUBD; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 4 and NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1 Lot 3**

**Total Acreage: Approximately 138 acres**

**Notices Mailed  
Plan Area 2A**

**Subject Property Owners: 15**

**Owners of Property within 200 feet: 34**

**Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association**

**Applicable Agencies: None**

**Plan Area 2B**

**Subject Property Owners: 11**

**Owners of Property within 200 feet: 109**

**Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association**

**Applicable Agencies: None**

**Plan Area 2C**

**Subject Property Owners: 6**

**Owners of Property within 200 feet: 98**

**Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association and Pecan Valley Neighborhood Association.**

**Applicable Agencies: None**

**Plan Area 2D**

**Subject Property Owners: 2**

**Owners of Property within 200 feet: 111**

**Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association and Pecan Valley Neighborhood Association.**

**Applicable Agencies: None**

**Plan Area 2E**

**Subject Property Owners: 6**

**Owners of Property within 200 feet: 114**

**Registered Neighborhood Associations within 200 feet: Highland Forrest Neighborhood Association**

**Applicable Agencies: None**

**Transportation**

**Thoroughfare: Clark Ave**

**Existing Character: Minor, Public Road**

**Proposed Changes: None**

**Thoroughfare: Bill Miller Lane**

**Existing Character: Local, Public Road**

**Proposed Changes: None**

**Thoroughfare: Hot Wells Blvd**

**Existing Character: Secondary Arterial Type B, Public Road**

**Proposed Changes: None**

**Thoroughfare: Goliad Road**

**Existing Character: Secondary Arterial Type B, Public Road**

**Proposed Changes: None**

**Thoroughfare: Avondale**

**Existing Character: Local, Public Road**

**Proposed Changes: None**

**Thoroughfare: Pecan Valley Drive**

**Existing Character: Secondary Arterial Type A, Public Road**

**Proposed Changes: None**

**Thoroughfare: SE Military Dr**

**Existing Character: Primary Arterial Type A, Public Road**

**Proposed Changes: None**

**Thoroughfare: IH 37**

**Existing Character: Freeway**

**Proposed Changes: None**

**Public Transit:**

**Plan Area 2A - Routes 34 and 242**

**Plan Area 2B – Route 34 and 232**

**Plan Area 2C – Route 32 and 34**

**Plan Area 2D – Route 552**

**Plan Area 2E – Route 32 and 552**

**Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.**

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact. This is a city-initiated case.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The Planning Department received direction from the City Council to implement the Brooks Area Regional Center Plan in 2019 via ordinance number 2019-05-02-0363. This plan amendment request is part of the second comprehensive rezoning case proposed in the Brooks area. The first Brooks Comprehensive rezoning case was approved by City Council in December 2020. The rezoning proposal focuses on properties that are designated as Low Density Residential and Urban Low Density Residential, but whose current zoning is not consistent with these designations. When reviewing the land use and zoning in the Brooks area, staff found additional properties that needed to be addressed that are not designated solely as Low Density Residential and Urban Low Density Residential and are included in this plan amendment request. The proposed plan amendments in all five Brooks Areas focus on continuing land use patterns while providing additional opportunities for development/redevelopment.

The Brooks Area Regional Center Plan was adopted as a component of the City's SA Tomorrow Comprehensive Plan. The Regional Center Plan focuses on growth and new development in appropriate areas while ensuring the protection of established single-family neighborhoods, sensitive lands, and natural features.

The Brooks Area was analyzed and divided into five areas to ensure that mapping and notifications were clear, concise, and understandable for the general public. Staff conducted site visits and compiled information for each subject property consisting of the current land use designation and zoning, current use, and Bexar County Appraisal District (BCAD) property data to prepare the plan amendment and rezoning proposal.

The Planning Department hosted two Open Houses in November 2021 and communicated via personalized letters that were mailed to each of the affected property owners. The direct mailer sent to affected property owners detailed the adopted future land use designation and the proposed as well as the current and proposed zoning of their particular property.

Spanish translation was provided at the Open Houses, and the personalized letters and legal notices also included Spanish translation.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700014 CD S**

**Current Zoning:** R-4 Residential Single-Family District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable

**Proposed Zoning:** R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office

**District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable.**

**Zoning Commission Hearing Date: February 15, 2022**