



City of San Antonio

Agenda Memorandum

Agenda Date: March 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600091
(Associated Zoning Case Z-2023-10700353 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 15, 2010

Current Land Use Category: “Rural Estate Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 13, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Kyle Seale Crossings LTD

Applicant: Kyle Seale Crossings LTD

Representative: Patrick Christensen, PLLC

Location: 999 Red Robin Road and 7535 West Loop 1604

Legal Description: Lot 6 and Lot 8, Block 4, NCB 14759

Total Acreage: 0.6520 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Hills & Dales Neighborhood Association

Applicable Agencies: Camp Bullis, Planning Department, San Antonio Water Systems, Texas Department of Transportation

Transportation

Thoroughfare: Red Robin Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: West Loop 1604

Existing Character: Interstate Highway

Proposed Changes: None known

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

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 15, 2010

Plan Goals:

ED-1.3 Continue to maintain and revitalize retail and commercial uses

LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category:

RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

LOCATION: Commercial uses to serve these low-density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: “RP”, “RE”, “R-20”, “O-1”, “NC”, “C-1”, “RD”

Land Use Category: “Suburban Tier”

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density

of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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 Overview

Subject Property

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Vacant, Parking lot

Direction: North

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Residential dwellings

Direction: East

Future Land Use Classification:

“Rural Estate Tier”, “Suburban Tier”

Current Land Use Classification:

Bank, Home builder office

Direction: South

Future Land Use Classification:

“Urban Mixed Use” “City/State/Federal Government”

Current Land Use Classification:

Vacant, Electronics store

Direction: West

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Physicians office, Pools and spa retailer, Church

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 Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Rural Estate Tier” to “Suburban Tier” is requested to rezone the property to "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, to enable the property to permit a medical office and general retail uses. The property is situated between West Loop 1604 and a residential neighborhood and is just over a ½ acre in size. The property is located at the corner of a local road and an interstate highway. While the property does generally align with the current land use designation in terms of size and placement, the “Suburban Tier” land use designation is also appropriate. Properties to either side of the subject area accommodate commercial uses, and these properties, along with the subject property are sized to reasonably accommodate the required buffers. The proposed “Suburban Tier” would allow the property to accommodate commercial uses while not interfering with the character and density of the abutting residential subdivision, as prescribed by the North Sector Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700353 ERZD

Current Zoning: “R-6 CD S UC-1 MLOD-1 MLR-2 ERZD” Residential Single-Family District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone and “O-1 S UC-1 MLOD-1 MLR-2 ERZD” Office District IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone

Proposed Zoning: "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Zoning Commission Hearing Date: March 19, 2024