



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** August 10, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600050  
(Associated Zoning Case Z-2022-10700143 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 2010

**Current Land Use Category:** "Regional Center"

**Proposed Land Use Category:** "Mixed Use Center"

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 02, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Santikos Legacy, LLC

**Applicant:** US Living LLC

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

**Location:** 1827 and 1903 North Loop 1604 East

**Legal Description:** 6.988 acres of NCB 15671

**Total Acreage:** 6.988 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Camp Bullis Army Base, Planning Department

### **Transportation**

**Thoroughfare:** North Loop 1604

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Highway 281

**Existing Character:** Super Arterial B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. **Routes Served:** 648

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 2010

#### **Plan Goals:**

- Goal HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
- Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.
  - HOU-2.1: Focus High Density Residential near activity centers.
  - HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

### **Comprehensive Land Use Categories**

**Land Use Category:** Regional Center

#### **Description of Land Use Category:**

Residential: High Density

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

Non-Residential: Regional Commercial, Office

Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Land Use Category:** Mixed Use Center

#### **Description of Land Use Category:**

Residential: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

Non-residential: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High-capacity transit should be encouraged.

**Permitted Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Regional Center

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Mixed Use Center, Regional Commercial

**Current Land Use Classification:**

Vacant, Apartments

Direction: East

**Future Land Use Classification:**

Mixed Use Center, Regional Commercial

**Current Land Use Classification:**

Main Event, Commercial Strip, Bank, Salon

Direction: South

**Future Land Use Classification:**

Regional Commercial

**Current Land Use Classification:**

Commercial Center

Direction: West

**Future Land Use Classification:**

Mixed Use Center, Regional Commercial

**Current Land Use:**

Restaurant, Hotel, Commercial Strip, Fed-Ex

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The proposed land use amendment from “Regional Center” to “Mixed Use” is requested to rezone the property to “MF-65” Multi-Family District. The applicant seeks to lower the land use intensity and be consistent with the “Mixed Use Center” to the north of the subject site. The proposed “Mixed Use Center” also breaks up the existing “Regional Center” land use to accommodate more mixed use zoning and development.

**Sector Plan Criteria for review:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700143 S ERZD**

Current Zoning: “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District  
Requested Zoning: “MF-65 S MLOD-1 MLR-2 ERZD” Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for Multi-Family up to sixty- five (65) units per acre in the Edwards Recharge Zone District

Zoning Commission Hearing Date: August 2, 2022

