



City of San Antonio

Agenda Memorandum

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600094
(Associated Zoning Case Z-2021-10700268)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: 2010

Current Land Use Category: "Regional Center"

Proposed Land Use Category: "Mixed Use Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 12, 2022

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: CIRI Sonterra 281 LLC

Applicant: CIRI Sonterra 281 LLC

Representative: Brown & Ortiz, PC

Location: generally located in the 1400 Block of East Sonterra Boulevard

Legal Description: 9.041 acres out of NCB 17225

Total Acreage: 9.041

Notices Mailed**Owners of Property within 200 feet:** 11**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** SAWS, Camp Bullis JBSA**Transportation****Thoroughfare:** East Sonterra Boulevard**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Public Transit:** There is one (1) VIA bus route within walking distance.**Routes Served:** 648**ISSUE:** None.**Comprehensive Plan:****Comprehensive Plan Component:** North Sector Plan**Plan Adoption Date:** 2010**Plan Goals:**

HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan

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.

Comprehensive Land Use Categories**Land Use Category:** “Regional Center”

Description of Land Use Category: 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, U**Land Use Category:** “Mixed Use Center”

Description of Land Use Category: 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 Lot

Direction: North

Future Land Use Classification: “Regional Center”

Current Land Use Classification: Storage Facility, Health Clinic

Direction: East

Future Land Use Classification: “Regional Center”

Current Land Use Classification: Hotel

Direction: South

Future Land Use Classification: “Regional Center”, “Mixed Use Center”

Current Land Use Classification: Vacant Lot, Walmart

Direction: West

Future Land Use Classification: “Regional Center”

Current Land Use Classification: Hospital

Alternatives

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

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 and Recommendation: Staff recommends Approval

The applicant seeks a Plan Amendment to “Mixed Use Center” to rezone to “MF-40” Multi-Family District. The property’s location along a Secondary Arterial A thoroughfare is appropriate to accommodate an increase in density. The proposed “Mixed Use Center” land use breaks up the “Regional Center” land use, allowing for other mixes of commercial and residential 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-2021-10700268

Current Zoning: "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Proposed Zoning: "MF-40 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Zoning Commission Hearing Date: January 18, 2022