



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 1, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING-Z-2021-10700333

**SUMMARY:**  
**Current Zoning:** "MPCD" Master Planned Community District

**Requested Zoning:** "MPCD" Master Planned Community District for a Major Site Plan Amendment

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 15, 2022

**Case Manager:** Rebecca Rodriguez, Senior Planner

**Property Owner:** BMP 1604 Developers, LTD

**Applicant:** Land Use Solutions

**Representative:** Land Use Solutions

**Location:** Generally located in the 17000 Block of Bulverde Road

**Legal Description:** 38.615 acres out of NCB 17365

**Total Acreage:** 38.615

**Notices Mailed****Owners of Property within 200 feet:** 12**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 83132, dated December 31, 1995, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 86429, dated August 14, 1997, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District. The property was rezoned by Ordinance 2016-02-18-0154, dated February 18, 2016, to the current “MPCD” Master Planned Community District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** C-2**Current Land Uses:** Retail Center**Direction:** South**Current Base Zoning:** R-5**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** C-2**Current Land Uses:** Retail Center**Direction:** West**Current Base Zoning:** NP-10**Current Land Uses:** Residential Single-Family**Overlay District Information:**

None.

**Special District Information:**

The Master Planned Community District is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems. A site plan is required for a rezoning to “MPCD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

**Transportation**

**Thoroughfare:** Bulverde Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Classen Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** Preliminary Review Only— Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting. The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502: A TIA Report will be Required.

**Parking Information:** The minimum parking requirement for a food service establishment with drive through lane(s) is one (1) per 150 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “MPCD” Master Plan Community Development encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

**Proposed Zoning:** “MPCD” Master Plan Community Development encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

The request is to amend the Master Planned Community District site plan to allow drive-thru facilities on Parcel D1 and D2.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or within the Premium Transit Corridor.

## **RECOMMENDATION:**

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

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “MPCD” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “MPCD” Master Planned Community District is an appropriate zoning for the property and surrounding area. The “MPCD” base zoning district will remain for the property, however a change to the MPCD site plan is being proposed on Parcels D1 and D2 to allow drive-thru facilities. This is an appropriate use for the property, as this area currently allows for commercial uses. The amendment to allow drive-thru facilities will encourage new development, specifically food service establishments on the property.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objective. The proposed zoning change will meet the following principles of the San Antonio International Airport Vicinity Land Use Plan: Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards. Objective 2.2 Encourage commercial development that respects the integrity of existing residential development. Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.
6. **Size of Tract:** The 4.86 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The request is to amend the Master Planned Community District site plan to allow drive-thru facilities for various uses on Parcel D1 and Parcel D2. Currently, the site plan prohibits drive-thru uses on the noted parcels. There are no other changes proposed to the site plan at this time.