



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 19, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

PLAN AMENDMENT CASE PA-2021-11600121  
(Associated Zoning Case Z-2021-10700353 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** "Rural Estate Tier" and "Suburban Tier"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 27, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** 281/Overlook Partners L.P.

**Applicant:** Killen, Griffin & Farrimond, PLLC

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

**Location:** 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North

**Legal Description:** Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926

**Total Acreage:** 57.2224 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Camp Bullis

## **Transportation**

**Thoroughfare:** Celebration Drive

**Existing Character:** Local

**Proposed Changes:** None Known.

**Thoroughfare:** US Highway 281 North

**Existing Character:** Highway

**Proposed Changes:** None Known.

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

## **COMPREHENSIVE PLAN**

### **Comprehensive Plan Component: North Sector Plan**

**Plan Adoption Date:** Relevant goals/recommendations/strategies of the North Sector Plan may include:

- Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
  - 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.
- Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
  - ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
  - ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

## **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

**Permitted Zoning Districts:** RP, RE, R-20, O-1, NC, C1, 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.

**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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), 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

**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:** “Rural Estate Tier” and “Suburban Tier”

**Current Land Use Classification:** Vacant Land

Direction: North

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant Land

Direction: East

**Future Land Use Classification:** “Rural Estate Tier” and “Suburban Tier”

**Current Land Use Classification:** Vacant Land

Direction: South

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant Land

Direction: West

**Future Land Use Classification:** “Suburban Tier”

**Current Land Use Classification:** Vacant Land

**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 and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Rural Estate Tier” and “Suburban Tier” to “Mixed Use Center” is requested in order to rezone the property to “MXD” Mixed Use District. The proposed “Mixed Use Center” land use designation is appropriate and compatible with existing land uses. The subject property is vacant and is primarily abutting vacant land. The proposed mixed-use development is appropriate within the Stone Oak Regional Center and along Highway 281.

Sector Plan Criteria for review:

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700353 ERZD**

**Current Zoning:** “C-2 CD GC-3 MLOD-1 MLR-2 ERZD” Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-2 CD MLOD-1 MLR-2 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, “C-3 GC-3 MLOD-1 MLR-2 ERZD” General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Proposed Zoning:** “MXD GC-3 MLOD-1 MLR-2 ERZD” Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “MXD MLOD-1 MLR-2 ERZD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Zoning Commission Hearing Date:** April 19, 2022