



City of San Antonio

Agenda Memorandum

Agenda Date: July 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment PA-2022-116000055
(Associated Zoning Case Z-2022-10700149)

SUMMARY:

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Comprehensive Plan Component: Brooks Area Regional Center

Plan Adoption Date: May 2, 2019

Current Land Use Category: "Business/Innovation Mixed Use"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 27, 2022

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Four Seasons Mobile Home Park, LLC

Applicant: Three Pillar Development LLC

Representative: Patrick Christensen

Location: 9613 US Highway 181 North

Legal Description: 34.19 acres of CB 5160

Total Acreage: 34.19 Acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department

Transportation

Thoroughfare: US Highway 181 North

Existing Character: Secondary Arterial A

Proposed Changes: None.

Public Transit: There are no VIA bus routes in proximity to the subject property.

Comprehensive Plan

Comprehensive Plan Component: Brooks Area Regional Center

Plan Adoption Date: May 02, 2019

Plan Goals:

- Goal 1: Belonging, Bonding & Balance
 - Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
 - Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

Comprehensive Land Use Categories

Land Use Category: Business/Innovation Mixed-Use

Description of Land Use Category: Business/Innovation Mixed-Use accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels, and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed-Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation Mixed-Use should incorporate transit and bicycle facilities to serve the training and employment base.

Permitted Zoning Districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, and AE-4.

IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Category: Urban Mixed Use

Description of Land Use Category: Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale but could be smaller depending on block configuration and overall development

density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification:

Business/Innovation Mixed Use

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Business/Innovation Mixed Use

Current Land Use Classification:

Plastic Manufacturing/Processing Facility, Residential Dwellings, Construction Trade Contractor

Direction: East

Future Land Use Classification:

Business/Innovation Mixed Use

Current Land Use Classification:

Concrete Supplier, Vacant

Direction: South

Future Land Use Classification:

Outside Brooks Regional Area Plan

Current Land Use Classification:

Vacant, Fire Marshall

Direction: West

Future Land Use Classification:

Business/Innovation Mixed Use

Current Land Use:

Produce Distributor, Meat Distributor

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 recommends Denial.

The proposed land use amendment from “Business/Innovation Mixed Use” to “Urban Mixed Use” is requested in order to rezone the property to “MHP” Manufactured Housing Park District. The proposed “Urban Mixed Use” is not appropriate for the area and surrounding land use.

The Brooks Area Regional Center has been identified as important for employment-generating uses. This area is designated as “Business/Innovation Mixed Use” because the Brooks Plan envisions this area for employment along Loop 410 and east of I-37. Incremental plan amendments and rezoning allow residential encroachment into these areas and is discouraged.

The proposed “Business/Innovation Mixed Use” land use is consistent with the area, while the proposed “Urban Mixed Use” land use is generally reserved for key corridors and intersections, such as Goliad Road, South New Braunfels Avenue, and adjacent to I-37 and Southeast Military Drive.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700149

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District

Zoning Commission Hearing Date: August 2, 2022