



City of San Antonio

Agenda Memorandum

File Number: 18-3198

Agenda Item Number: P-4.

Agenda Date: 6/21/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18043

(Associated Zoning Case Z2018136)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Update History: None

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "Mixed Use Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 25, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Heritage Montessori Academy, LLC

Applicant: Alvin G. Peters

Representative: Alvin G. Peters

Location: 19389 Babcock Road

Legal Description: 21.27 acres out of CB 4719

Total Acreage: 21.27

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Heuermann Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Kyle Seale Parkway

Existing Character: Secondary Arterial

Proposed Changes: None Known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals: LU-1: Promote the application of site plan and subdivision designs that provide residents with transportation choices to walk, ride bicycles, access public transit, as alternatives to a vehicle. LU-1.3: Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410. LU-1.5: Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques

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 LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

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

Land Use Category: Mixed Use

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 LOCATION: 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:

Rural Estate Tier

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

General Urban Tier, Suburban Tier, Rural Estate Tier

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

Suburban Tier, Rural Estate Tier

Current Land Use Classification:

Vacant Lots

Direction: South

Future Land Use Classification:

Suburban Tier, Rural Estate Tier, Natural Tier

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Suburban Tier, Rural Estate Tier, Natural Tier

Current Land Use:

Single-Family Residences, Vacant Lot, Gas Station

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant proposes to develop the property for retail, a daycare, and apartments. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Encouraging mixed-use zones around existing and new facilities foster a mix of activities and social interaction.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018136

Current Zoning: "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District

Proposed Zoning: "MXD MLOD-1 MSAO-1" Mixed Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District

Zoning Commission Hearing Date: April 17, 2018