



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1641

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**Agenda Item Number:** P-7.

**Agenda Date:** 2/20/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2019-11600073

(Associated Zoning Case Z-2019-10700269)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** “Rural Estate Tier”

**Proposed Land Use Category:** “Suburban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 8, 2020

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Agility Setters and Associates, LLC

**Applicant:** Healing Hands Veterinary Services, PLLC

**Representative:** Patrick Christensen

**Location:** 7427 West Loop 1604

**Legal Description:** Lot 23, Block 4, NCB 14759

**Total Acreage:** 0.7970

## **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** Hill and Dales Neighborhood Association

**Applicable Agencies:** Camp Bullis, SAWS, TXDOT

## **Transportation**

**Thoroughfare:** West Loop 1604 North

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 660

## **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Goals:**

- Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.
- ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.
- ED-2.4 Identify and attract biotechnology and medical industry jobs that achieve the City's strategic economic objectives.

## **Comprehensive Land Use Categories**

**Land Use Category:** "Rural Estate Tier"

**Description of Land Use Category:**

- Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.
- 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.
- Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads.

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

## **Comprehensive Land Use Categories**

**Land Use Category:** "Suburban Tier"

**Description of Land Use Category:**

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.
- 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, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Single-Family Residential

Direction: East

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Right of Way

**Current Land Use Classification:**

West Loop 1604 North

Direction: West

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use:**

Vacant

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

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

**STAFF ANALYSIS & RECOMMENDATION:**

Staff and Planning Commission (7-0) recommend Approval.

The proposed land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested in order to rezone the property to “C-2 S UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N 1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Special Use Authorization for an Animal Clinic. This is consistent with the North Sector Plan’s objective to have a strong and stable industries that promote economic stability and neighborhoods where detached retail services such as professional offices are appropriate. The proposed Plan Amendment to “Suburban Tier” is a compatible land use transition from the adjacent residential zoning to the north and the expressway.

**North 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.

**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: Z-2019-10700269 S**

**CURRENT ZONING:** “C-2 NA UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N 1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**PROPOSED ZONING:** “C-2 S UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N 1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Special Use Authorization for an Animal Clinic

Zoning Commission Hearing Date: January 21, 2020