



City of San Antonio

Legislation Details (With Text)

File #: 18-6368

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/17/2019

Title: PLAN AMENDMENT CASE # 18103 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "General Urban Tier" on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018348)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2019-01-17-0092

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18103
(Associated Zoning Case Z2018348)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 24, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: 1604 UT Properties LLC, Bidan Bonakchi

Applicant: David Vesica

Representative: Brown & Ortiz, P.C. (c/o James McKnight)

Location: Generally located southeast of the Kyle Seale Parkway and Babcock Road intersection.

Legal Description: 5.874 acres out of CB 4718

Total Acreage: 5.874

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.
Routes Served: NA

Thoroughfare: Kyle Seale Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.
Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable
 - LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

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

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

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.

Land Use Category: “General Urban Tier”

RESIDENTIAL: Medium to High Density

Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Related Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Land Use Overview

Subject Property

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

The Retreat at Cross Mountain

Direction: East

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

OCL

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Natural Tier

Current Land Use:

Cedar Creek Park

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed land use amendment from “Rural Estate Tier” to “General Urban Tier” is requested in order to rezone the property to "C-2 CD MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse and "C-2 CD MSAO MLOD-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse. This is consistent with the North Sector Plan’s goal to locate buffers between high density/intensity land uses that are potentially incompatible. Also, the “General Urban Tier” future land use classification will allow the opportunity for a mix of residential and commercial uses.

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 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 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: Z2018348

Current Zoning: "RE MLOD-1" Residential Estate Camp Bullis Military Lighting Overlay District and "RE MSAO MLOD-1" Residential Estate Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District
Proposed Zoning: "C-2 CD MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse and "C-2 CD MSAO MLOD-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse

Zoning Commission Hearing Date: November 6, 2018