



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7602

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 10/17/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600055 (Council District 2): Ordinance amending the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” to “Medium Density Residential” on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700192) (Continued from October 3, 2019.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location map, 2. Signed Resolution, 3. Draft Ordinance

| Date       | Ver. | Action By              | Action | Result |
|------------|------|------------------------|--------|--------|
| 10/17/2019 | 1    | City Council A Session |        |        |

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600055  
(Associated Zoning Case Z-2019-10700192)

**SUMMARY:**

**Comprehensive Plan Component:** Camelot 1 Neighborhood Plan

**Plan Adoption Date:** August 26, 2004

**Plan Update History:** February 2010

**Current Land Use Category:** “Business Park”

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 11, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Dial Eisenhauser LP

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located west of Walzem Road and Dial Ike Drive

**Legal Description:** Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927

**Total Acreage:** 8.005

### Notices Mailed

**Owners of Property within 200 feet:** 11

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

**Applicable Agencies:** Texas Department of Transportation

### Transportation

**Thoroughfare:** Walzem Road

**Existing Character:** Principal Secondary Arterial B

**Proposed Changes:** N/A

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

**Routes Served:** 632

### Comprehensive Plan

**Comprehensive Plan Component:** Camelot 1 Neighborhood Plan

**Plan Adoption Date:** August 26, 2004

**Plan Update History:** February 2010

#### **Plan Goals:**

GOAL: Encourage development that supports and is compatible with the Camelot I Neighborhood Plan.

Objective 1: Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

Objective 2: Partner with the City of Windcrest (CoW) to encourage transparency, open dialogue, and a working and cordial relationship regarding development near the Camelot I planning area.

### Comprehensive Land Use Categories

**Land Use Category:** "Business Park"

#### **Description of Land Use Category:**

A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which operate in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include onsite cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park. **Permitted Zoning Districts: C-2, C-3, C-1, C-2P, C-3, O-1, O-1.5, BP**

### Comprehensive Land Use Categories

**Land Use Category:** "Medium Density Residential"

#### **Description of Land Use Category:**

Medium Density Residential includes Single Family Residential Development on one lot including townhomes

and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Low Density Residential uses are also permitted. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. **Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6, MF-18**

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Commercial

**Direction:** North

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use Classification:**

Commercial

**Direction:** East

**Future Land Use Classification:**

“Business Park”

**Current Land Use Classification:**

Commercial

**Direction:** South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Business Park and Commercial

**Direction:** West

**Future Land Use Classification:**

“Business Park”

**Current Land Use:**

Commercial

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center and is not within a ½ a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The proposed land use amendment from “Business Park” to “Medium Density Residential” is requested in

order to rezone the property to “MF-18” Limited Density Multi-Family District. This is consistent with the Camelot I Plan for “Medium Density Residential” uses to be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. The lots fronting Dial Ike are primarily vacant. The commercial/industrial uses that surround the development have access from other streets, making this area along Dial Ike isolated for multifamily development.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700192**

**Current Zoning:** “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay 3 Military Lighting Overlay Region 2 Airport Hazard Overlay District

**Proposed Zoning:** “MF-18 MLOD-3 MLR-2 AHOD” Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay 3 Military Lighting Overlay Region 2 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** September 17, 2019