City of San Antonio

Legislation Details (With Text)

File #: 20-1641

Type: Plan Amendment

In control: City Council A Session

On agenda: 2/20/2020

Title: PLAN AMENDMENT CASE PA-2019-11600073 (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 “Suburban Tier" on Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700269 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Signed Resolutions, 3. Draft Ordinance, 4. Ordinance 2020-02-20-0149

Date	Ver.	Action By	Action	Result
2/20/2020	1	City Council A Session	adopted	Pass

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, 0-1.5, 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