



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2289

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**Agenda Item Number:** 15.

**Agenda Date:** 3/14/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 18024

(Associated Zoning Case Z2018092)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** “Country Tier”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 14, 2018. This case is continued from the February 14, 2018 and February 28, 2018 Planning hearings.

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** John W. Booten III

**Applicant:** The Pineapple Group, LLC

**Representative:** Kaufman & Killen, Inc.

**Location:** 6185 Camp Bullis Road

**Legal Description:** 5.434 acres out of NCB 35936

**Total Acreage:** 5.434

### **Notices Mailed**

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

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

**Applicable Agencies:** Camp Bullis, Planning Department

### **Transportation**

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Tejas Trail West

**Existing Character:** Local Street

**Proposed Changes:** None Known

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

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Goals:** Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

#### **Comprehensive Land Use Categories**

**Land Use Category:** “Country Tier”

**Description of Land Use Category:** Residential land uses generally are comprised of large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. Commercial uses generally include outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate

**Permitted Zoning Districts:** “RP” and “FR”

**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”, and “UD”

#### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Single-Family Residence

Direction: North

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Single-Family Residence, Church

Direction: East

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Single-Family Residence, Offices

Direction: South

**Future Land Use Classification:**

“Country Tier”, “Rural Estate Tier”

**Current Land Use Classification:**

Vacant Lot, Offices

Direction: West

**Future Land Use Classification:**

“Country Tier”

**Current Land Use:**

Church, Barber/Beauty Shop

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends 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 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.

The proposed land use amendment from “Country Tier” to “Suburban Tier” is requested in order to rezone the property in order to open a Day Care Center, from "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-

Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District. The requested land use amendment to "Suburban Tier" is supported by the location of the property on Camp Bullis Road, a secondary arterial, and its close proximity to Interstate 10 West. The surrounding properties carry a mix of future land use designations, including "Mixed Use Center", "Rural Estate Tier" and "Country Tier".

**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: Z2018092**

Current Zoning: "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: February 20, 2018