



City of San Antonio

Agenda Memorandum

File Number:18-2583

Agenda Item Number: 16.

Agenda Date: 3/28/2018

In Control: Planning Commission

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 28, 2018. This case is continued from the February 14, 2018, February 28, 2018 and March 14, 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: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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 "O-2 S MLOD-1 MSAO-1 AHOD" High Rise Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Day Care Center and “O-1 MLOD-1 MSAO-1 AHOD” Office 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: "O-2 S MLOD-1 MSAO-1 AHOD" High Rise Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Day Care Center and “O-1 MLOD-1 MSAO-1 AHOD” Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: February 20, 2018