



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4602

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**Agenda Item Number:** 24.

**Agenda Date:** 8/22/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 18069

(Associated Zoning Case Z2018166 CD S ERZD)

**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:** August 22, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Steve E. and Diana P. Martinez

**Applicant:** Steve E. and Diana P. Martinez

**Representative:** Brown & Ortiz

**Location:** 7504 Green Glen Drive

**Legal Description:** Lot 15, Block 3, NCB 14758

**Total Acreage:** 0.3444

## **Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Hill and Dales Neighborhood Association

**Applicable Agencies:** San Antonio Water System, Texas Department of Transportation, Camp Bullis JBSA

## **Transportation**

**Thoroughfare:** Green Glen Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** White Fawn Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 660 is 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:** "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. Also includes, 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.

**Permitted Zoning Districts:** "RP", "RE", "R-20", "O-1", "NC", "C-1", "RD"

**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:**

"Rural Estate Tier"

**Current Land Use Classification:**

Noncommercial Parking Lot/Vacant Lot

Direction: North

**Future Land Use Classification:**

"Rural Estate Tier"

**Current Land Use Classification:**

Vacant Lot, Single-Family Residence

Direction: East

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Vacant Lot, Single-Family Residence

Direction: South

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Restaurant, Bar

Direction: West

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use:**

Single-Family Residence

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center or 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 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.
- 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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested in order to rezone the property from "R-6" to "R-6 CD S" with a Conditional Use and Specific Use Authorization for a Non-Commercial Parking Lot. The requested land use amendment to “Suburban Tier” is supported by the location of the property near West Loop 1604 and adjacent commercial uses to the south.

**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: Z2018166 CD S ERZD**

Current Zoning: "R-6 UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor  
Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Proposed Zoning: "R-6 CD S UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban  
Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use and  
Specific Use Authorization for a Non-Commercial Parking Lot

Zoning Commission Hearing Date: August 21, 2018