



City of San Antonio

Agenda Memorandum

File Number:18-5835

Agenda Item Number: 27.

Agenda Date: 10/24/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18103

(Associated Zoning Case Z2018348)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Rural Estate Tier”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 24, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: 1604 UT Properties LLC, Bidan Bonakchi

Applicant: David Vesica

Representative: Brown & Ortiz, P.C. (c/o James McKnight)

Location: Generally located southeast of the Kyle Seale Parkway and Babcock Road intersection.

Legal Description: 5.874 acres out of CB 4718

Total Acreage: 5.874

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Thoroughfare: Kyle Seale Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable
 - LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial

Generally: 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

Related Zoning Districts: RP, RE, R-20, O-1, NC, C1, RD

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Land Use Category: “General Urban Tier”

RESIDENTIAL: Medium to High Density

Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Related Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and

wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Land Use Overview

Subject Property

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

The Retreat at Cross Mountain

Direction: East

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

OCL

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Natural Tier

Current Land Use:

Cedar Creek Park

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Estate Tier” to “General Urban Tier” is requested in order to rezone the property to "C-2 CD MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse and "C-2 CD MSAO MLOD-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse. This is consistent with the North Sector Plan’s goal to locate buffers between high density/intensity land uses that are potentially incompatible. Also, the “General Urban Tier” future land use classification will allow the

opportunity for a mix of residential and commercial uses.

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.

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: Z2018348

Current Zoning: "RE MLOD-1" Residential Estate Camp Bullis Military Lighting Overlay District and "RE MSAO MLOD-1" Residential Estate Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District
Proposed Zoning: "C-2 CD MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse and "C-2 CD MSAO MLOD-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with Conditional Use for a Warehouse

Zoning Commission Hearing Date: November 6, 2018