



City of San Antonio

Agenda Memorandum

File Number:19-6571

Agenda Item Number: 19.

Agenda Date: 9/11/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600055

(Associated Zoning Case Z-2019-10700192)

SUMMARY:

Comprehensive Plan Component: Camelot 1 Neighborhood Plan

Plan Adoption Date: August 26, 2004

Plan Update History: February 2010

Current Land Use Category: "Business Park"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 11, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Dial Eisenhauser LP

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Generally located west of Walzem Road and Dial Ike Drive

Legal Description: Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927

Total Acreage: 8.005

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Walzem Road

Existing Character: Principal Secondary Arterial B

Proposed Changes: N/A

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 632

Comprehensive Plan

Comprehensive Plan Component: Camelot 1 Neighborhood Plan

Plan Adoption Date: August 26, 2004

Plan Update History: February 2010

Plan Goals:

GOAL: Encourage development that supports and is compatible with the Camelot I Neighborhood Plan.

Objective 1: Ensure that the overall development of Camelot I is consistent with plan goals and area needs.

Objective 2: Partner with the City of Windcrest (CoW) to encourage transparency, open dialogue, and a working and cordial relationship regarding development near the Camelot I planning area.

Comprehensive Land Use Categories

Land Use Category: "Business Park"

Description of Land Use Category:

A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which operate in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include onsite cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park. **Permitted Zoning Districts: C-2, C-3, C-1, C-2P, C-3, O-1, O-1.5, BP**

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category:

Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. Low Density Residential uses are also permitted. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. **Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6, MF-18**

Land Use Overview

Subject Property

Future Land Use Classification:

"Business Park"

Current Land Use Classification:

Commercial

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Commercial

Direction: East

Future Land Use Classification:

“Business Park”

Current Land Use Classification:

Commercial

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Business Park and Commercial

Direction: West

Future Land Use Classification:

“Business Park”

Current Land Use:

Commercial

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Business Park” to “Medium Density Residential” is requested in order to rezone the property to “MF-18” Limited Density Multi-Family District. This is consistent with the Camelot I Plan for “Medium Density Residential” uses to be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. The lots fronting Dial Ike are primarily vacant. The commercial/industrial uses that surround the development have access from other streets, making this area along Dial Ike isolated for multifamily development.

ALTERNATIVES:

1. Recommend denial of the proposed amendment.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700192

Current Zoning: “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay 3 Military Lighting Overlay Region 2 Airport Hazard Overlay District
Proposed Zoning: “MF-18 MLOD-3 MLR-2 AHOD” Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay 3 Military Lighting Overlay Region 2 Airport Hazard Overlay District
Zoning Commission Hearing Date: September 17, 2019