



City of San Antonio

Agenda Memorandum

File Number:20-1054

Agenda Item Number: 21.

Agenda Date: 1/8/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA-2019-11600073

(Associated Zoning Case Z-2019-10700269)

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: January 8, 2020

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Agility Setters and Associates, LLC

Applicant: Healing Hands Veterinary Services, PLLC

Representative: Patrick Christensen

Location: 7427 West Loop 1604

Legal Description: Lot 23, Block 4, NCB 14759

Total Acreage: 0.7970

Notices Mailed

Owners of Property within 200 feet: 12

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

Applicable Agencies: Camp Bullis, SAWS, TXDOT

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 660

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.
- ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.
- ED-2.4 Identify and attract biotechnology and medical industry jobs that achieve the City's strategic economic objectives.

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.
- 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.
- Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads.

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

Comprehensive Land Use Categories

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 (Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Right of Way

Current Land Use Classification:

West Loop 1604 North

Direction: West

Future Land Use Classification:

Rural Estate Tier

Current Land Use:

Vacant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested in order to rezone the property to “C-2 S UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N 1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Special Use Authorization for an Animal Clinic. This is consistent with the North Sector Plan’s objective to have a strong and stable industries that promote economic stability and neighborhoods where detached retail services such as professional offices are appropriate. The proposed Plan Amendment to “Suburban Tier” is a compatible land use transition from the adjacent residential zoning to the north and the expressway.

North 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.

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 Air Force 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: Z-2019-10700269 S

CURRENT ZONING: “C-2 NA UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N
1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards
Recharge Zone District

PROPOSED ZONING: “C-2 S UC-1 MLOD-1 MLR-2 ERZD” Commercial Nonalcoholic Sales Loop N
1604 W Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards
Recharge Zone District with Special Use Authorization for an Animal Clinic

Zoning Commission Hearing Date: January 21, 2020