



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2351

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**Agenda Item Number:** 16.

**Agenda Date:** 3/24/2021

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2021-11600007

(Associated Zoning Case Z-2021-10700035)

**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 24, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Swientek Realty, LLC

**Applicant:** Swientek Realty, LLC

**Representative:** Killen, Griffin & Farrimond, PPLC

**Location:** 20280 Carrie Louise Street

**Legal Description:** Lot 2 and Lot 2A, Block D, NCB 35936

**Total Acreage:** 8.566

## **Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis

## **Transportation**

**Thoroughfare:** Carrie Louise Street

**Existing Character:** Local

**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-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.

**Goal LU-3** Higher density/intensity

**LU-3.1** Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

**LU-3.3** Promote job growth in the Specialized, Regional, and Mixed-Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

## **Comprehensive Land Use Categories**

### **Land Use Category: "Country Tier"**

Description of Land Use Category: Country Tier includes rural homesteads on large tract detached lots greater than 10 acres. It also includes Agriculture and Commercial uses in outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers markets, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores.

**Permitted Zoning Districts:** RP, FR

### **Land Use Category: "Suburban Tier"**

**Description of Land Use Category:** Suburban Tier includes Low to Medium Density Residential, small and large tract attached and detached single family; Multi-Family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. It also includes Neighborhood and Community Commercial uses where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Commercial uses in Suburban areas serve both neighborhood and community scale markets. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

**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, UD

## **Land Use Overview**

Subject Property

### **Future Land Use Classification:**

"Country Tier"

### **Current Land Use Classification:**

Vacant Land

Direction: North

### **Future Land Use Classification:**

"Country Tier"

### **Current Land Use Classification:**

Single Family Residential, Vacant Land

Direction: East

### **Future Land Use Classification:**

"Country Tier"

### **Current Land Use Classification:**

Vacant Land, Residential, Church, Beauty Salon

Direction: South

### **Future Land Use Classification:**

"Country Tier"

### **Current Land Use Classification:**

Self-Storage, Cabinet Shop

Direction: West

### **Future Land Use Classification:**

"Natural Tier", "Rural Estate Tier"

### **Current Land Use:**

Vacant Land, Single Family Residential

## **FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center and is not within the Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment from "Country Tier" to "Suburban Tier", to rezone to "C-2" Commercial District with a Conditional Use for a Cabinet Shop. The proposed "Suburban Tier" land use designation is fitting for this vacant parcel and allows expansion of an existing business. The location in close proximity to Camp Bullis Road to the south and to an expressway to the west is appropriate for commercial use.

## **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: 2021-10700035 CD**

Current Zoning: "R-20 GC-1 MLOD-1 MLR-1 AHOD" Residential Single Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-20 MLOD-1 MLR-1 AHOD" Residential Single Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD GC-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop

Zoning Commission Hearing Date: April 6, 2021