



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3084

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**Agenda Item Number:** 24.

**Agenda Date:** 5/27/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15047

(Associated Zoning Case Number Z2015195S)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** Country Tier

**Proposed Land Use Category and Related Action:** Regional Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 27, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Fisher Properties, Inc. (Ian Fisher)

**Applicant:** Fisher Properties, Inc. (Ian Fisher)

**Representative:** Kaufman and Killen, Inc.

**Location:** Approximately 5.460 acres of land being out Lot NE IRR 440.1 ft of 1, Block D, NCB 35936, located at 6305 Camp Bullis Road

**Total Acreage:** 5.460

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Forest Crest Association

**Planning Team:** North Sector (39)  
**Applicable Agencies:** Camp Bullis

### **Transportation**

**Thoroughfare:** Camp Bullis Road  
**Existing Character:** Secondary Arterial A 86'  
**Proposed Changes:** None

**Public Transit:**  
None.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan  
**Plan Adoption Date:** August 5, 2010  
**Update History:** None

**Goal LU-4: City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.**

**LU-4.1** Encourage counties located within the North Sector Planning Area to implement land use regulations to the fullest extent by Texas State law and to make them consistent with the adopted or amended Sector Plans within the City and County.

**LU-4.2** Partner with, and provide planning support and guidance to Bexar and surrounding counties to identify land use controls, implementation measures and actions by the City and County to maintain consistency with the Sector Plan and the goals and policies of San Antonio's Comprehensive Master Plan.

### **Comprehensive Land Use Categories**

**Country Tier:** Residential: Rural Homestead - Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. Non-residential: Agriculture, Commercial - Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

#### **Example Zoning Districts:**

RP, FR

### **Comprehensive Land Use Categories**

**Regional Center:** Residential: High Density - Attached single family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, row houses. Non-residential: Regional Commercial, Office - "Big Box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

#### **Example Zoning Districts:**

MF-25, MF-33, O-1, O-1.5, O-2, C-2P, **C-3 (Proposed)**, UD

### **Land Use Overview**

Subject Property

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

Country Tier

#### **Current Use**

C-3 S Wood Millworks and outside storage of Construction equipment and landscaping materials

North

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

Country Tier  
**Current Use**  
Residential Single-Family

East  
**Future Land Use Classification**  
Country Tier  
**Current Use**  
Residential Single Family, Light Commercial

South  
**Future Land Use Classification**  
Mixed Use Center  
**Current Use**  
Master Planned Community Development

West  
**Future Land Use Classification**  
Country Tier  
**Current Use**  
General Commercial Uses

### **Land Use Analysis**

#### **Sector Plan Criteria for review:**

- The recommended land use patter 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 North Sector Plan.

The subject property is located at the 6305 Camp Bullis Road within the North Sector Plan. The applicant requests to change the future land use from “Country Tier” to “Regional Center”. The property is currently zoned “C-3” General Commercial District, which is not permitted in the “Country Tier” designation under the guidelines of the North Sector Plan. The current “Country Tier” designation allows for small-scale farms and ranches, bed and breakfasts, small restaurants, or other small neighborhood sized stores. A distribution warehouse was built in 1984 on the property, 26 years prior to the adoption of the North Sector Plan, and has functioned as such since. The property is currently *1 Builders First Source*, specializing in wood millworks and outside storage of construction equipment and landscaping materials. The current zoning district of this property and other commercial areas surrounding it, are not consistent with this designation, therefore, a Plan Amendment request to “Regional Center” is necessary. “Regional Center” allows for both the current and proposed zoning for the property. The requested amendment to “Regional Center” will bring the property into compliance with the North Sector Plan and encourage surrounding uses to comply as well. The request will not substantially nor permanently injure the property rights on the owner(s) of all real property affected by the proposed change. The proposed amendment upholds the vision for the future of the North Sector Plan as it supports developing a compatible land use fabric that preserves military readiness and contributes high quality jobs to the regional economy while recognizing and respecting private property rights and integrating sustainable development patterns.

#### **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.
- Significantly alter recreational amenities such as open space, parks, and trails.

“Country Tier” land use designation is inconsistent with the existing land use pattern. The Plan Amendment will ensure compatibility. The “Regional Center” designation is appropriate for the existing developments at 6305 Camp Bullis Road and surrounding properties. Office warehousing and distribution uses already exist on the property and are permitted within the “C-3” General Commercial zoning district. This amendment will not change the subject property’s compatibility with surrounding uses. The property is already developed and is not in close proximity to public open space, parks or 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.

#### **FISCAL IMPACT:**

None.

#### **RECOMMENDATION:**

Staff recommends approval. The proposed amendment to the “Regional Center” use classification is consistent with the land use designation of the North Sector Plan and compatible with the existing development pattern.

#### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015195 S**

Current Zoning: "C-3 CD AHOD MSAO-1 MLOD" General Commercial Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District with a Conditional Use for Wood Millworks and Outside Storage of Construction Equipment and Landscaping Materials

Proposed Zoning: "C-3 S AHOD MSAO-1 MLOD" General Commercial Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Cabinet or Carpenter Shop

Zoning Commission Hearing Date: June 2, 2015