



City of San Antonio

Agenda Memorandum

Agenda Date: June 12, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600018
(Associated Zoning Case Z-2024-10700035 S ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 12, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: John David Robertson, Douglas MacMahon and Robert Parks III

Applicant: Little Diversified Architectural Consulting

Representative: Little Diversified Architectural Consulting

Location: 18206 Blanco Road

Legal Description: 2,922 square feet out of NCB 16331

Total Acreage: 0.0670 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Sonterra Property Homeowner Association

Applicable Agencies: Camp Bullis, SAWS, Planning Department, TxDOT

Transportation

Thoroughfare: Blanco Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
- ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Land Use Category: “Regional Center”

Description of Land Use Category: RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important.

Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Retail Rental

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Retail, Restaurants

Direction: East

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Natural Tier”, “Mixed Use Center”

Current Land Use Classification:

Retail, Vacant

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Retail, Restaurant

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Stone Oak Area Regional Center and is within ½ a mile from the San Pedro Metro Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Suburban Tier” to “Regional Center” is requested to rezone the property to “C-3 S” General Commercial District with a Specific Use Authorization for an Animal Clinic within the Edwards Recharge Zone. Though the property is situated within an established commercial corridor, “C-3” exceeds the intensity permitted within the “Suburban Tier” future land use designation identified in the North Sector Plan. The “Regional Center” land use classification is typically meant for larger parcels, 20 acres or more, to support big box commercial developments.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700035 S ERZD

Current Zoning: "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Proposed Zoning: "C-3 S MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone

Zoning Commission Hearing Date: June 4, 2024. Zoning Commission recommends Approval.