



City of San Antonio

Agenda Memorandum

Agenda Date: September 27, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600063

(Associated Zoning Case Z-2023-10700228)

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: September 27, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: AMPT Investments, LLC

Applicant: Tom Tucker

Representative: Tom Tucker

Location: 20215 West Tejas Trail

Legal Description: 2.432 acres out of NCB 35936, save and except 0.264 acres

Total Acreage: 2.432 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200'

Applicable Agencies: Camp Bullis, Planning Department

Transportation

Thoroughfare: West Tejas Trail

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Camp Bullis Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
 - LU-3.1 Develop vacant infill and underutilized parcels between Loop 1604 and Loop 410
- ED-1.1 Locate higher density residential and compatible employment uses at key nodes
- ED-2.3 Support increased activity of existing businesses

Comprehensive Land Use Categories

Land Use Category: “Country Tier”

Description of Land Use Category:

Residential: Rural Homestead

Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

Non-Residential: Agriculture, Commercial

Generally: 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

Location: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads or clustered into rural commercial villages.

Permitted Zoning Districts: RP, FR

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

Land Use Overview

Subject Property

Future Land Use Classification:

Country Tier

Current Land Use Classification:

Salon (vacant structure)

Direction: North

Future Land Use Classification:

Country Tier

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Country Tier, Suburban Tier

Current Land Use Classification:

School, Residential Dwelling

Direction: South (SATomorrow UTSA Regional Area Center Plan)

Future Land Use Classification:

Regional Mixed Use, Community Commercial

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

Country Tier, Suburban Tier

Current Land Use Classification:

Vacant, Residential Dwelling, Custom cabinetry business

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.

3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Country Tier” to “Suburban Tier” is requested to rezone the property to “C-2” Commercial District, to accommodate an office for MK Marlow Construction. While the “Country Tier” land use designation is appropriate for the property and surrounding area, the “Suburban Tier” land use is also compatible. The property is situated on the intersection of a local road and a Secondary Arterial Type A, which meets the locational criteria stipulated in the North Sector Plan. The “Country Tier” has a size criterion of 10 or more acres. Some of the surrounding properties meet this acreage, but the subject property does not. Additionally, the surrounding commercial uses are low intense and small scale. Properties in the area could be described as a rural area with a low intensity development pattern but surrounding land uses do not include any small-scale farm or ranch uses. The “Suburban Tier” land use designation will accommodate the proposed use and will provide a framework for suitable commercial and mixed residential development in the future.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700228

Current Zoning: "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2023