



City of San Antonio

Agenda Memorandum

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600007
(Associated Zoning Case Z-2022-10700017)

SUMMARY:

Comprehensive Plan Component: Camelot 1 Neighborhood Plan

Plan Adoption Date: August 26, 2004

Plan Update History: November 12, 2009

Current Land Use Category: "Low Density Residential" and "Business Park"

Proposed Land Use Category: "Business Park"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 23, 2022

Case Manager: Summer McCann, Planner

Property Owner: Ottley Properties LLC

Applicant: Ottley Properties LLC

Representative: Killen, Griffin & Farrimond PLLC

Location: Generally located Northwest of Eisenhower Road and Walzem Road

Legal Description: 48.9062 Acres out of NCB 15894

Total Acreage: 48.9062 Acres

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: Camelot 1 Neighborhood Association,
Bryce Place Homeowners Association

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: Eisenhower Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Camelot 1 Neighborhood Plan

Plan Adoption Date: August 26, 2004

Plan Goals: Some of the guiding principles of the Master Plan Policies include:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20

Land Use Category: “Business Park”

Description of Land Use Category: A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which operate in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include onsite cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park

Permitted Zoning Districts: C-2, C-3, C-1, C-2P, C-3, O-1, O-1.5, BP

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential” & “Business Park”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “High Density Residential”, “Business Park” & “Public Institutional”

Current Land Use Classification: School, Grocery Store, Multi-Family

Direction: East

Future Land Use Classification: “Medium Density Residential”, “Low Density Residential” & “High Density Residential”

Current Land Use Classification: Senior Center, Vacant Land

Direction: South

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Multi-Family

Direction: West

Future Land Use Classification: “Parks and Open Space”

Current Land Use: Vacant land

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” and “Business Park” is requested in order to rezone the property to “BP” Business District. The proposed “Business Park” is appropriate and presents the opportunity for development of vacant land. The subject property has “Business Park” and “Public Institutional” land use designations to the North and is primarily abutting other vacant lots. Additionally, the proposed development is appropriate given proximity to Loop 410 and a premium transit corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700017

Current Zoning: "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military t Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "BP MLOD-3 MLR-2 AHOD" Business Park Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "BP MLOD-3 MLR-2 AHOD" Business Park Martindale Army Air
Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Zoning Commission Hearing Date: March 1, 2022