



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 22, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA2021-11600066
(Associated Zoning Case Z2021-10700204)

SUMMARY:

Comprehensive Plan Component: North Sector Plan
Plan Adoption Date: August 5, 2010
Current Land Use Category: “Rural Estate Tier”
Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 22, 2021
Case Manager: Joyce Palmer, Senior Planner
Property Owner: GKH Development, Ltd
Applicant: Killen, Griffin, & Farrimond
Representative: Killen, Griffin, & Farrimond

Location: Generally located in the 100 block of Dominion Drive
Legal Description: 2.966 acres out of NCB 34752
Total Acreage: 2.966

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: none

Applicable Agencies: JBSA Camp Bullis, Planning Department

Transportation

Thoroughfare: Dominion Drive

Existing Character: Local

Proposed Changes: None

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

ISSUE:

None.

COMPREHENSIVE PLAN

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

HOU-1.2- Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector

HOU-2- High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas

HOU-2.3- Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Rural Estate Tier

Description of Land Use Category: Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C1, RD

Land Use Category: General Urban Tier

Description of Land Use Category: Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). ban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader

range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: “Rural Estate Tier”

Current Land Use Classification: Vacant land

Direction: North

Future Land Use Classification: “Rural Estate Tier” “General Urban Tier”

Current Land Use Classification: Vacant land

Direction: East

Future Land Use Classification: “Rural Estate Tier”

Current Land Use Classification: Vacant land

Direction: South

Future Land Use Classification: “Rural Estate Tier”

Current Land Use Classification: Vacant land

Direction: West

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Vacant land

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: Zoning Commission recommends Approval.

The applicant seeks a Plan Amendment to “General Urban Tier” to rezone the property to “MF-33” Multi-Family.

The proposed “General Urban Tier” aligns with the “General Urban Tier” to the northwest of the subject property. Additionally, per the North Sector Plan, higher density residential uses are encouraged along transit corridors and principal arterials as a buffer to lower density residential uses.

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:

Current Zoning: "R-6 GC-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "PUD R-6 GC-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-6 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: September 7, 2021