



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 5, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600070  
(Associated Zoning Case Z-2024-10700231)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 2010

**Current Land Use Category:** “Country Tier”

**Proposed Land Use Category:** “Suburban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2024

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** Episcopal Church Corporation in West Texas

**Applicant:** Episcopal Church Corporation in West Texas

**Representative:** Brown & McDonald PLLC

**Location:** generally located in the 6000 Block of Camp Bullis Road

**Legal Description:** 24.3 acres out of NCB 35936

**Total Acreage:** 24.3 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Camp Bullis, Planning Department

### **Transportation**

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known.

**Thoroughfare:** Interstate Highway 10

**Existing Character:** Interstate Highway

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 2010

**Plan Goals:**

- **Housing Strategy HOU-1.1** Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- **Housing Strategy 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.

### **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. 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

### **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.

**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, O-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:** Vacant Land

Direction: North

**Future Land Use Classification:** “Country Tier”

**Current Land Use Classification:** Single-Family Dwellings, Baseball Fields

Direction: South

**Future Land Use Classification:** “Country Tier,” “Regional Mixed Use,” “Community Commercial”

**Current Land Use Classification:** Landscaping Company, Lumber Store, Stable

Direction: East

**Future Land Use Classification:** “Country Tier,” “Suburban Tier”

**Current Land Use Classification:** Salon, Boxing Gym, School, Real Estate Developer

Direction: West

**Future land Use Classification:** “Suburban Tier,” “Natural Tier,” “Rural Estate Tier”

**Current Land Use Classification:** Cabinet maker, Landscape Lighting Designer, Single-Family Dwellings

## **ISSUE:**

None.

## **FISCAL IMPACT:**

There is no fiscal impact.

## **PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

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

## **ALTERNATIVES:**

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

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Country Tier” to “Suburban Tier” is requested to rezone the property to “MF-18” Limited Density Multi-Family District. The existing “Country Tier” land use is designated for large-tract single-family dwellings and agricultural uses. To support multi-family development, the change to “Suburban Tier” is required. The subject property is abutting existing “Suburban Tier.” Thus, the proposed “Suburban Tier” is consistent with the surrounding

area. The land use also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio population at all income levels.

**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-2024-10700231**

Current Zoning: "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "NC" Neighborhood Commercial District, and "C-1" Light Commercial District

Proposed Zoning: "MF-18" Limited Density Multi-Family District

Zoning Commission Hearing Date: October 15, 2024