



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 18, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600060  
(Associated Zoning Case Z-2022-10700167)

**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:** July 13, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Heatley Cresta Bella, LLC

**Applicant:** PG Investco, LLC

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** Generally located in the 20200 Block of Cresta Bella

**Legal Description:** 12.138 acres of NCB 34760 and NCB 18333

**Total Acreage:** 12.138 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas

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

## **Transportation**

**Thoroughfare:** Cresta Bella

**Existing Character:** Enhanced Collector

**Proposed Changes:** None known

**Thoroughfare:** Bella Loma

**Existing Character:** Enhanced Collector

**Proposed Changes:** None known

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

## **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

- Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
  - 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.
- Goal 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.
  - HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

## **Comprehensive Land Use Categories**

**Land Use Category:** Rural Estate Tier

**Description of Land Use Category:**

Residential: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

Nonresidential: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

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

**Land Use Category:** General Urban Tier

**Description of Land Use Category:**

Residential: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

Nonresidential: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

**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

Direction: North

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Multi-Family Residential Uses

Direction: East

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant, Single-Family Dwellings

Direction: West

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use:**

Vacant, Single-Family Dwellings

**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 and Planning Commission recommend Approval.

The proposed land use amendment from “Rural Estate Tier” to “General Urban Tier” is requested to rezone the property to “MF-33” Multi-Family Residential District. The proposed “General Urban Tier” land use designation is appropriate for the subject property and is consistent with the “General Urban Tier” to the north of the subject site, which is developed as multi-family. The proposed development would solidify a transitional buffer between existing single-family residential uses to the west of the subject property, and Interstate 10 to the east. Furthermore, the current land use designation “Rural Estate Tier” is not compatible with the current “C-2” Commercial District zoning designation of the property.

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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700167**

**Current Zoning:** "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MSAO-1 MLOD-1 MLR-1" General Commercial Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**Proposed Zoning:** "MF-33 MSAO-1 MLOD-1 MLR-1" Multi-Family Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**Zoning Commission Hearing Date:** July 19, 2022

**Zoning Commission Recommendation:** Approval