



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 6, 2023

**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-2022-11600119  
(Associated Zoning Case Z-2022-10700338)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** "Rural Estate Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 25, 2023. This case was continued at the hearing held on January 11, 2023.

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** 242 Cresta Bella LTD c/o NRP Group

**Applicant:** Kavanaugh Consulting, LLC

**Representative:** Patrick Christensen, P.C.

**Location:** generally located in the 6500 Block of Camp Bullis Road

**Legal Description:** 3.14 acres out of NCB 34670

**Total Acreage:** 3.14

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas and Crownridge of Texas Homeowners Association

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

**Transportation**

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

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

**Routes Served:** N/A

**ISSUE:** None.

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Goals:**

- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
- LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.

**Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:**

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

Non-Residential: Neighborhood Commercial Generally: 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

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:** “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

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:**

“Rural Estate Tier”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Vacant, Residential Dwelling

Direction: East

**Future Land Use Classification:**

“Regional Mixed Use” (UTSA Area Regional Center Plan)

**Current Land Use Classification:**

Apartments, Auto Detailing Center, Lawyer Office, Outdoor Furniture retailer, coffee shop, student center, Veterinary Hospital

Direction: South

**Future Land Use Classification:**

“Rural Estate Tier” “Suburban Tier”

**Current Land Use Classification:**

Vacant, Residential Dwelling

Direction: West

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Vacant, Residential Dwelling

### **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 “Suburban Tier” is requested to rezone the property to “C-2” Commercial District to accommodate commercial uses. While “Rural Estate Tier” is an appropriate land use designation for the subject property, “Suburban Tier” is also appropriate. A majority of the properties to the south of the subject site are “Suburban Tier” land use.

The property also fronts a secondary arterial and is situated between low density residential subdivisions to the north, south, and west; the proposed land use could accommodate businesses and community facilities to serve the surrounding neighborhoods. In general, it is more appropriate for the “Suburban Tier” designation to front major arterials and is also more appropriate than “Rural Estate Tier” in areas that are more vehicular transit oriented. The subject property and surrounding area are sized to appropriately buffer the proposed commercial development from the surrounding neighborhoods. Additionally, the level of commercial intensity associated with the potential plan amendment is already existing on the opposite side of Camp Bullis Road.

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-2022-10700338**

**Current Zoning:** "R-6 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Single-Family Residential Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "C-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay

Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay  
District

**Zoning Commission Hearing Date:** January 17, 2023