



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 13, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment PA-2021-11600072
(Associated Zoning Case Z-2021-10700218)

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. This case was continued from September 8, 2021.

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Avalon Heights GP LLC
Applicant: Kavanaugh Consulting LLC
Representative: Killen, Griffin & Farrimond, PLLC
Location: Generally located in the 7000 Block of Heuermann Road
Legal Description: 16.93 acres out of NCB 18333
Total Acreage: 16.93

Notices Mailed

Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas
Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Heuermann Road
Existing Character: Secondary Arterial A
Proposed Changes: None Known
Public Transit: VIA bus routes are not within walking distance of the subject property

ISSUE:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

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

Land Use Category: "Rural Estate Tier"

Description of Land Use Category:

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

- Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).
- Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

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

Subject Property

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Rural Estate Tier and Suburban Tier

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Vacant/Multi-Family Development

Direction: South

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: Single-Family Development

Direction: West

Future Land Use Classification: Rural Estate Tier

Current Land Use: Vacant

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 & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Estate Tier” to “General Urban Tier” is requested in order to rezone the property to “MF-25” Low Density Multi-Family District. This is consistent with the North Plan’s goals to develop higher density near arterial transportation routes and major employment areas.

The future land use classification for the property is “Rural Estate Tier”, which is compatible with the “R-6” base zoning district to the south. The proposed Plan Amendment to “General Urban Tier” is a compatible transition for the “MF-25” base zoning to the east and southeast. Also, the “General Urban Tier” future land use classification will add diverse housing options

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.

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-2021-10700218

CURRENT ZONING: "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

PROPOSED ZONING: "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: October 19, 2021