



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 13, 2021

**In Control:** Planning Commission Meeting

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**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 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 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:** September 21, 2021