



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment Case 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: December 15, 2021. This case is continued from November 17, 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:**

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 & 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-18” Limited 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-18 MSAO-1 MLOD-1 MLR-1" Limited 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: November 16, 2021