



City of San Antonio

Agenda Memorandum

Agenda Date: July 13, 2022

In Control: Planning Commission Meeting

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 recommends 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