



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5486

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 12/1/2016

**Title:** PLAN AMENDMENT # 16077 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road from "Mixed Use Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016261)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps PA\_16077, 2. Aerial Map PA16077, 3. PA 16077 Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2016-12-01-0949

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16077  
(Associated Zoning Case Z2016261)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Mixed Use Center

**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 12, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Bruce C Petersen/La Cantera Development Corporation CO.

**Applicant:** Israel Fogiel

**Representative:** Chris Orem

**Location:** 6770 Camp Bullis Road

**Legal Description:** 11.242 acres out of NCB 34721

**Total Acreage:** 11.242

### Notices Mailed

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis

### Transportation

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Secondary Arterial A' 86

**Proposed Changes:** None known

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial A' 86

**Proposed Changes:** None known

**Public Transit:** None.

### **ISSUE:**

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

**Update History:** None

**Goal HOU-1:** Promote innovative allowances that expand the variety of housing types and embrace flexible standards.

### Comprehensive Land Use Categories

**Mixed Use Center:** RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

RELATED ZONING DISTRICTS: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

**Suburban Tier:** 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

RELATED 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, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD.

### Land Use Overview

Subject Property

**Future Land Use Classification**

Mixed Use Center

**Current Use**

Vacant Land/ Golf Course

North

**Future Land Use Classification**

Suburban Tier, Rural Estate Tier and Natural Tier

**Current Use**

High School, Single-family Lots, Golf Course

East

**Future Land Use Classification**

Mixed Use Center

**Current Use**

Golf Course, Residential Subdivision

South

**Future Land Use Classification**

Mixed Use Center, Natural Tier, Suburban Tier

**Current Use**

Golf Course, Resort and Spa, Residential Subdivision

West

**Future Land Use Classification**

Suburban Tier

**Current Use**

Golf Course

**LAND USE ANALYSIS:**

**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 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 subject property is currently vacant and is surrounded by a golf course, a high school, residential uses, and a resort and spa. The property is also adjacent to suburban tier and natural tier future land use categories. The natural tier currently has a structure serving as high school. While the subject property does not about other subdivisions, there are several located in close proximity to this location. The property is also located west of Interstate I-10 Highway and the property is located several miles away from Camp Bullis. The current owner is applying to amend the future land use classification of approximately 11.242 acres of land from “Mixed Use Center” to “Suburban Tier” in order to develop single-family homes. The proposed plan amendment and associated zoning change request is ideal for this location since the property is adjacent to a golf course, a school, and similar residential uses.

**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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The development of the subject property with the Suburban Tier use classification will contribute toward the North Sector Plan vision of compatibility by not significantly altering the existing development pattern

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to Suburban Tier land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016261

Current Zoning: "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Proposed Zoning: "R-4 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: October 18, 2016