



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5490

**Type:** Plan Amendment

**In control:** City Council A Session

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

**Title:** PLAN AMENDMENT # 16082 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1224 acres in Bexar County and Comal County, Texas, from Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier to Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier, being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map - Current Land Use Plan, 2. PA 16082 Resolution, 3. Draft Ordinance.pdf, 4. Location Map - Proposed Land Use Plan, 5. save and except 37 parcels in Comal County totaling approximately 184, 6. Ordinance 2016-12-01-0901

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16082  
(Associated Zoning Case Z2016270 CD S ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 05, 2010

**Current Land Use Category:** Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier

**Proposed Land Use Category:** Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier

**BACKGROUND INFORMATION:**

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

**Case Manager:** Logan Sparrow, Principal Planner

**Property Owner:** Multiple Property Owners

**Applicant:** City of San Antonio as part of the proposed Annexation

**Representative:** City of San Antonio

**Location:** The area being a variable width of up to 4,000 feet. Is generally located along US 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.

**Legal Description:** Being approximately 1.9 square miles in Bexar County and Comal County, Texas (save and except certain properties as indicated on attachment)

**Total Acreage:** 1224 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 683

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

**Applicable Agencies:** SAWS, Camp Bullis

**Transportation**

**Thoroughfare:** US Highway 281 North

**Existing Character:** Highway, two lanes in each direction without sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA does not operate any transit routes in this area

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 05, 2010

**Comprehensive Land Use Categories**

**Land Use Category:** Natural Tier

**Description of Land Use Category**

**Residential:** None.

**Non-Residential:** The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.

**Permitted Zoning Districts:** RP, G

**Land Use Category:** Civic Center

**Description of Land Use Category**

**Residential:** Dormitories and/or student housing.

**Non-Residential:** Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

**Land Use Category:** Country Tier

**Description of Land Use Category**

**Residential:** Large tract detached single-family housing.

**Non-Residential:** Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers markets, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

**Permitted Zoning Districts:** RP, FR

**Land Use Category:** General Urban Tier

**Description of Land Use Category**

**Residential:** Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes.

**Non-Residential:** 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

**Land Use Category:** Agribusiness Tier

**Description of Land Use Category**

**Residential:** Large tract (25 acres or greater) detached single-family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

**Non-Residential:** Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, L, RP, L

**Land Use Category:** Regional Center

**Description of Land Use Category**

**Residential:** Attached single-family and multi-family housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

**Non-Residential:** “Big Box” or “power centers” shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Land Use Category:** Rural Estate Tier

**Description of Land Use Category**

**Residential:** Large tract detached single-family housing.

**Non-Residential:** 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, C-1, RD

**Land Use Category:** Suburban Tier

**Description of Land Use Category**

**Residential:** Small and large tract attached and detached single-family; Multi-Family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

**Non-Residential:** Neighborhoods where detached retail services such as service stations, professional offices,

bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**Permitted 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

Because the agreement of first responder fire protection between the City of San Antonio and Bexar-Bulverde Volunteer Fire Department and Emergency Service District (ESD) No. 3 will serve properties within Bexar County, staff is recommending that City Council save and except the 37 properties in Comal County from annexation, resulting in the plan amendment for the Comal County properties being withdrawn. (see attachment)

### **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 proposed future land use categories were developed after field surveys, meetings with property owners, and took into account existing Master Development Plans (MDP's), as well as the San Antonio Major Thoroughfare Plan.

The future land use amendments are proposed to facilitate existing projects and to protect the integrity of the community as it is brought into the City of San Antonio.

#### **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 proposed land use amendments accommodate existing projects that started the development process prior to the proposed annexation as well as complement adjacent land use patterns.

#### **ALTERNATIVES:**

- 1.) Recommend denial of the plan amendment, as described above.
- 2.) Make an alternate recommendation to the plan amendment.
- 3.) Continue the request to a future date.

**RECOMMENDATION:** Staff recommends approval save and except properties within Comal County, consisting of 37 parcels totaling approximately 184.6 acres (see attachment). The proposed amendment to the North Sector Plan is part of the 2016 Annexation Program for the area located in the US 281 North Corridor. The proposed amendments take into account existing development plans, the ability of the street infrastructure to support future growth, and will help to enhance the US 281 North Corridor as the area is brought into the City of San Antonio.

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016270 CD S ERZD**