



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6428

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/11/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600044 (Council District 8): A request by Kaufman and Killen, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Rural Estate Tier” to “Suburban Tier” on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2019-10700164) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2019-11600044  
(Associated Zoning Case Z-2019-10700164)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** “Rural Estate Tier”

**Proposed Land Use Category:** “Suburban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 11, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Plains Capital Bank

**Applicant:** Warner Land Advisors, LP

**Representative:** Kaufman and Killen

**Location:** 7580 Luskey Boulevard

**Legal Description:** 18.66 acres out of NCB 18333

**Total Acreage:** 18.66 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas

**Applicable Agencies:** Camp Bullis, Parks and Recreation Department

**Transportation**

**Thoroughfare:** Luskey

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Goals:**

**Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:**

**RESIDENTIAL:** Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

**NON-RESIDENTIAL:** Neighborhood Commercial

Generally: 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:** “Suburban Tier”

**Description of Land Use Category:**

**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

**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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Suburban Tier, Natural Tier

**Current Land Use Classification:**

Single Family Dwellings, Vacant

Direction: South

**Future Land Use Classification:**

Rural Estate Tier, Suburban Tier

**Current Land Use Classification:**

Single Family Dwellings, Vacant, Multifamily

Direction: West

**Future Land Use Classification:**

Rural Estate Tier, Suburban Tier

**Current Land Use Classification:**

Single Family Dwellings, Vacant, Multifamily

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not part of a regional center and is not within premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. The Zoning Commission recommended Approval of the rezoning request on September 3, 2019.

The Plan Amendment from “Rural Estate Tier” to “Suburban Tier” would allow the applicant to rezone to “MF-18” Limited Density Multi-Family, which would allow for clustered development that is more suited to the topography, infrastructure, and natural systems in the area. The land use designation would also be consistent with neighboring “Suburban Tier” land 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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700164**

Current Zoning: "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District Military Lighting Region 1

Proposed Zoning: "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District Military Lighting Region 1

Zoning Commission Hearing Date: September 3, 2019