



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3439

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/10/2015

**Title:** PA 15050: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the North Sector Plan (2010), a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 8.701 acres of Lot P-1A, NCB 34719 located at the 19300 Block of Heuermann Road from "Rural Estate Tier" to "Suburban Tier". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_15050, 2. PC Resolution - PA 15050, 3. Amend\_15050\_NSec\_B&W\_Aerial

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

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15050

(Associated Zoning Case Number Z2015208)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

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

**Proposed Land Use Category and Related Action:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 10, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** KRMK Development, LLC (Kevin Fitzgerald, Managing Member)

**Applicant:** KRMK Development, LLC (Kevin Fitzgerald, Managing Member)

**Representative:** Kaufman and Killen, Inc.

**Location:** Lot P-1A, NCB 34719, located in the 19300 Block of Babcock Road

**Total Acreage:** 8.701

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Planning Team:** North Sector - 37

**Applicable Agencies:** Camp Bullis

**Transportation**

**Thoroughfare:** Babcock Road

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

**Proposed Changes:** None

**Thoroughfare:** Heuermann Road

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:**

None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Goal LU-4: City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.**

**LU-4.1** Encourage counties located within the North Sector Planning Area to implement land use regulations to the fullest extent by Texas State law and to make them consistent with the adopted or amended Sector Plans within the City and County.

**LU-4.2** Partner with, and provide planning support and guidance to Bexar and surrounding counties to identify land use controls, implementation measures and actions by the City and County to maintain consistency with the Sector Plan and the goals and policies of San Antonio's Comprehensive Master Plan.

**Comprehensive Land Use Categories**

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

**Example Zoning Districts:**

RP, RE, R-20, O-1, NC, C1, RD

**Comprehensive Land Use Categories**

**Suburban Tier:** 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. 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.

**Example 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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Country Tier

**Current Use**

“R-6” Vacant

North

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Residential Single-Family

East

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Vacant

South

**Future Land Use Classification**

OCL

**Current Use**

Master Planned Community Development

West

**Future Land Use Classification**

OCL

**Current Use**

Multifamily Residential

**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 North Sector Plan.

The subject property is undeveloped. The proposed use for the property is commercial and multi-family. The current zoning district as well as the requested zoning are not consistent with this designation, therefore, a Plan

Amendment request to Suburban Tier is necessary. Suburban Tier allows for both the current and proposed zoning for the property. Furthermore, the request will not substantially nor permanently injure the property rights on the owner(s) of all real property affected by the proposed change. The amendment upholds the vision for the future of the North Sector Plan as it supports developing a compatible land use fabric that preserves military readiness. As well as contributes high quality jobs to the regional economy and recognizes and respects private property rights and integrates sustainable development patterns.

**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.

There is currently Multi-Family residential adjacent to the subject property. The Plan Amendment will ensure compatibility. The Suburban Tier designation is appropriate for the proposed developments on the subject property. The request to change the land use designation to Suburban Tier will allow the proposed uses.

**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 the Suburban Tier use classification is compatible with the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015208**

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

Proposed Zoning: "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Overlay Military Lighting Overlay District and "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Overlay Military Lighting Overlay District

Zoning Commission Hearing Date: June 16, 2015