



City of San Antonio

Legislation Details (With Text)

File #: 17-3274

Type: Plan Amendment

In control: Planning Commission

On agenda: 5/24/2017

Title: (Continued from 05/10/17) PLAN AMENDMENT CASE # 17048 (Council District 8): A request by 123 Heuermann LLC 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 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017147)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial, 2. Proposed Map, 3. PC Resolution - PA 17048

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 17048
(Associated Zoning Case Z2017147)

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: May 24, 2017. This case was continued from the May 10, 2017 Planning Commission hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: 123 Heuermann LLC

Applicant: David R. Pugsley

Representative: David R. Pugsley

Location: 7200 Block of Heuermann Rd.

Legal Description: 6.117 acres out of NCB 18333, located on the South side of Heuermann Road approximately 500 feet east of the intersection of Heuermann Road and Bella Sky.

Total Acreage: 6.117

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Applicable Agencies: Parks Department

Transportation

Thoroughfare: Heuermann Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Bella Sky

Existing Character: Local Street

Proposed Changes: None Known

Public Transit:

There is no VIA bus route within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

Goal 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.

Comprehensive Land Use Categories

Rural Estate Tier: Rural Estate Tier uses include both residential and non-residential uses. **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

Example Zoning Districts:

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

Comprehensive Land Use Categories

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

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

Land Use Overview

Subject Property

Future Land Use Classification

General Urban Tier, Rural Estate Tier

Current Use

Single-Family Residence

North

Future Land Use Classification

Rural Estate Tier, Natural Tier

Current Use

Single-Family Residence

East

Future Land Use Classification

General Urban Tier

Current Use

Apartment Complex

South

Future Land Use Classification

Rural Estate Tier

Current Use

Single-Family Residences

West

Future Land Use Classification

Rural Estate Tier

Current Use

Single-Family Residence

Proximity to Regional Center/Premium Transit Corridor

Not within a Regional Center or within a half mile of a Premium Transit Corridor

ALTERNATIVES:

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

FISCAL IMPACT:

None

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends approval.

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.

This area is north of a development single family subdivision (Cresta Bella) with an average of 10,000 square foot lots with a zoning of “R-6”. The current zoning and development pattern is not consistent with the current land use designation of Rural Estate Tier. The appropriate land use designation that is consistent with the already developed area is Suburban Tier. While the North Sector Plan provides other areas with the requested land use classification, the subject property’s location along Heuermann Road and its close proximity to Interstate Highway 10, makes the area appropriate for more intense residential development. The density of the development to the south and the General Urban Tier to the east allows for the proposed Suburban Tier to act as a buffer. The applicant requests this plan amendment and associated zoning change in order to construct more affordable housing in the area near La Cantera and The Rim shopping centers.

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

The proposed request does not alter existing land use patterns as the area has other single family residential uses in close proximity. 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 as a buffer with the current development of Cresta Bella to the south. The proposed amendment is appropriate for the area as it acts as a buffer between low and higher density residential uses to the north and south.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017147

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

Proposed Zoning: “PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Mixed Residential Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Zoning Commission Meeting Date: June 6, 2017