



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5906

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/14/2019

**Title:** PLAN AMENDMENT CASE # PA-2019-11600034 (Council District 9): A request by Brown and Ortiz, 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 "Suburban Tier" to "General Urban Tier" on 1.924 acres out of CB 4865 and CB 4926, generally located in the southwest corner of Overlook Parkway and US Highway 281 North. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment Z 2019-11600034  
(Associated Zoning Case Z 2019-10700125 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** "Suburban Tier"

**Proposed Land Use Category:** "General Urban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 14, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Rogers / Bitterblue 281, Ltd

**Applicant:** Jean Latsha

**Representative:** Brown and Ortiz, PC

**Location:** Generally located at southwest corner of Overlook Parkway and US Highway 281 North

**Legal Description:** 1.924 acres out of CB 4865 and 4926

**Total Acreage:** 1.924 acres

**Notices Mailed**

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

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

**Applicable Agencies:** Camp Bullis, San Antonio Water System, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Overlook Parkway

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes are within walking distance.

**ISSUE:**

None.

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Plan Goals:**

Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing

**Comprehensive Land Use Categories**

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

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:**

Residential: Medium to High Density Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

Non-Residential: Community Commercial Generally: 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 Overview**

Subject Property

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Rural

Direction: North

**Future Land Use Classification:**

Regional Commercial

**Current Land Use Classification:**

Hospital use

Direction: East

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Rural, Utility

Direction: South

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Rural

Direction: West

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Rural

**FISCAL IMPACT:**

None.

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

The property is located within the Stone Oak Regional Center. The property is not located within of the Premium Transit Corridor.

**RECOMMENDATION:**

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

The proposed “General Urban Tier” has immediate access to US Highway 281. Multifamily uses would be appropriate in this area, as there is multifamily nearby. The North Sector Plan calls for a “distinct urban edge”, which a denser development of multifamily would facilitate. The Plan also calls to integrate mixed use areas vertically and horizontally, which is enabled in the “General Urban Tier” land use category. Further, the site is surrounded by “General Urban Tier” land use and “MXD” Mixed Use District zoning, which could facilitate a mixed urban environment in the future.

**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 2019-10700125 ERZD

**Current Zoning:** “C-2 MLOD-1 MLR-2 GC-3 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District and “MXD MLOD-1 MLR-2 GC-3 ERZD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District

**Proposed Zoning:** “MF-25 MLOD-1 MLR-2 GC-3 ERZD” Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District

**Zoning Commission Hearing Date:** August 20th, 2019