



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5652

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**Agenda Item Number:** 18.

**Agenda Date:** 11/18/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16084

(Associated Zoning Case Z2016283)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 18, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** HEB Grocery Company, LP

**Applicant:** Allen Harrison Development Company, LLC

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

**Location:** 20700 Block of Blanco Road

**Legal Description:** Lot 1, Block 37, NCB 19216

**Total Acreage:** 13.591 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** Camp Bullis

## **Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None

**Thoroughfare:** Wilderness Oak

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Ranch Oak

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Gathering Oak

**Existing Character:** Local Street

**Proposed Changes:** None

## **Public Transit:**

There is not a VIA bus stop near the subject property.

## **ISSUE:**

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

**Update History:** None

## **HOU-1.2**

Encourage compatible residential growth patterns and transitions

## **Comprehensive Land Use Categories**

**Rural Estate Tier:** Rural Estate Tier uses include both residential and non-residential uses. **RESIDENTIAL: Low Density Residential.** 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. **LOCATION:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

## **Example Zoning Districts:**

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

## **Comprehensive Land Use Categories**

**General Urban Tier:** General Urban Tier uses include both residential and non-residential uses. **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. **LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Example 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**

Rural Estate Tier

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Private School

East

**Future Land Use Classification**

Rural Estate Tier

**Current Use**

Child Learning Center, Parking Lot, Vacant Land, and Business Park

South

**Future Land Use Classification**

Suburban Tier

**Current Use**

Residential Single-Family

West

**Future Land Use Classification**

OCL

**Current Use**

Camp Bullis

**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 subject property is undeveloped. The proposed use for the property is multi-family. General Urban Tier allows for the proposed zoning on the property. The properties that are located around the subject property include several residential lots, which follow the current pattern for development of that area. The amendment

upholds the vision for the future of the North Sector Plan as it encourages compatible residential growth patterns and transitions, as well as utilizing high density residential uses as a buffer between Camp Bullis and single-family homes.

**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 Plan Amendment will ensure compatibility in the area and the proposed change for the development of multi-family housing will act as a buffer to the residential single-family housing near the subject property. The General Urban Tier designation is appropriate for the proposed developments on the subject property. The subject property is within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

**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 General Urban Tier land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016283**

Current Zoning: "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District & "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

Proposed Zoning: "MF-25 MLOD-1 MSAO-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: December 6, 2016