



City of San Antonio

Agenda Memorandum

File Number:18-5697

Agenda Item Number: 16.

Agenda Date: 10/10/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18097

(Associated Zoning Case Z2018336)

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: October 10, 2018

Case Manager: Kayla Leal, Planner

Property Owner: TYL Holdings, LP

Applicant: TYL Holdings, LP

Representative: Brown & Ortiz, P.C.

Location: 6940 Heuermann Road

Legal Description: 31.915 acres out of NCB 34727, NCB 34760, and NCB18333

Total Acreage: 31.915

Notices Mailed

Owners of Property within 200 feet: 16

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

Applicable Agencies: Parks Department, Camp Bullis

Transportation

Thoroughfare: Heuermann Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Milsa Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no nearby bus stops within walking distance.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.

LU-1.6 Identify and preserve appropriate areas, including floodplains, (based on size, location and ecological value) for preservation of natural resources.

LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

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

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.

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
LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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:

Single-Family Residential

Direction: North

Future Land Use Classification:

Suburban Tier, General Urban Tier

Current Land Use Classification:

Single-Family Residential, Construction Contractor Facility, Roofing Company

Direction: East

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Multi-Family Residential

Direction: South

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

Natural Tier

Current Land Use:

Friedrich Park

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor within a half-mile of a 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 Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the plan amendment in order to develop the lot with a variety of uses such as single-family residential, multi-family, and commercial. The subject property is in close proximity to Interstate Highway 10 and is along a Secondary Arterial, Milsa Drive and Heuermann Road. The proposed use is consistent with the surrounding area. There are single-family residential uses to the north and south, multi-family uses to the east, and commercial uses down Heuermann Road and Milsa Drive. There are “Suburban Tier” land use designations to the north, so the proposed land use designation is appropriate for the subject property.

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: Z2018336

Current Zoning: "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District

Proposed Zoning: "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District

Zoning Commission Hearing Date: October 16, 2018