



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1133

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**Agenda Item Number:** 13.

**Agenda Date:** 1/9/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2018-900021

(Associated Zoning Case Z2018-900067)

**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:** January 9, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Heatley Cresta Bella, LLC

**Applicant:** StoneHawk Capital Partners, LLC

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

**Location:** Located at the 19800 block of Cresta Bella

**Legal Description:** 14.315 acres out of NCB 34760 and NCB 18333

**Total Acreage:** 14.315

## **Notices Mailed**

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

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

**Applicable Agencies:** Camp Bullis

## **Transportation**

**Thoroughfare:** Cresta Bella

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Routes Served:** NA

## **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:** “Rural Estate Tier”

### **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

**RELATED ZONING DISTRICTS:** RP, RE, R-20, O-1, NC, C1, RD

**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.

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

### **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

**RELATED 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

**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.

## **Land Use Overview**

Subject Property

### **Future Land Use Classification:**

Rural Estate Tier

### **Current Land Use Classification:**

Vacant

Direction: North

### **Future Land Use Classification:**

General Urban Tier

### **Current Land Use Classification:**

Multi-Family Residences

Direction: East

### **Future Land Use Classification:**

Rural Estate Tier

### **Current Land Use Classification:**

Vacant

Direction: South

### **Future Land Use Classification:**

Rural Estate Tier

### **Current Land Use Classification:**

Multi-Family Residences

Direction: West

### **Future Land Use Classification:**

Rural Estate Tier

### **Current Land Use:**

Single-Family Residences

## **FISCAL IMPACT:**

None.

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

The property is not located with a Regional Center or half a mile of a Premium Transit Corridor.

## **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Estate Tier” to “General Urban Tier” is requested in order to rezone the property to “MF-25” Low Density Multi-Family District. This is consistent with the North Sector Plan’s goal to develop high density housing near principal and arterial transportation routes, and major employment areas. High density housing is also an appropriate buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

## **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 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.

**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: Z2018-900067**

Current Zoning: "C-2 MLOD-1 MLR-1 MSAO" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District and "C-3 MLOD-1 MLR-1 MSAO" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District

Proposed Zoning: "MF-25 MLOD-1 MLR-1 MSAO" Low Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District

Zoning Commission Hearing Date: January 15, 2019