



City of San Antonio

Agenda Memorandum

File Number:19-6792

Agenda Item Number: P-3.

Agenda Date: 9/19/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA-2019-11600044

(Associated Zoning Case Z-2019-10700164)

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: September 11, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Plains Capital Bank

Applicant: Warner Land Advisors, LP

Representative: Kaufman and Killen

Location: 7580 Luskey Boulevard

Legal Description: 18.66 acres out of NCB 18333

Total Acreage: 18.66 acres

Notices Mailed

Owners of Property within 200 feet: 22

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

Applicable Agencies: Camp Bullis, Parks and Recreation Department

Transportation

Thoroughfare: Luskey

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Goals:

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

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

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:

Vacant

Direction: North

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Suburban Tier, Natural Tier

Current Land Use Classification:

Single Family Dwellings, Vacant

Direction: South

Future Land Use Classification:

Rural Estate Tier, Suburban Tier

Current Land Use Classification:

Single Family Dwellings, Vacant, Multifamily

Direction: West

Future Land Use Classification:

Rural Estate Tier, Suburban Tier

Current Land Use Classification:

Single Family Dwellings, Vacant, Multifamily

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not part of a regional center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission (5-2) recommend Approval.

The Plan Amendment from “Rural Estate Tier” to “Suburban Tier” would allow the applicant to rezone to “MF-18” Limited Density Multi-Family, which would allow for clustered development that is more suited to the topography, infrastructure, and natural systems in the area. The land use designation would also be consistent with neighboring “Suburban Tier” land uses.

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 Army 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: Z-2019-10700164

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

Proposed Zoning: "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District Military Lighting Region 1

Zoning Commission Hearing Date: September 3, 2019