



# City of San Antonio

## Agenda Memorandum

**File Number:**20-7427

---

**Agenda Item Number:** P-2.

**Agenda Date:** 1/21/2021

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2020-11600072

(Associated Zoning Case Z-2019-10700258)

**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:** December 16, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Lutheran High School Association of San Antonio

**Applicant:** Scott Felder Homes, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 18104 Babcock Road

**Legal Description:** 9.117 acres out of NCB 18333

**Total Acreage:** 9.117

## **Notices Mailed**

**Owners of Property within 200 feet:** 4

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

**Applicable Agencies:** Camp Bullis, Parks and Recreation Department

## **Property Details**

### **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:**

Natural Tier

**Current Land Use Classification:**

Natural Open Space

Direction: East

**Future Land Use Classification:**

Rural Estate Tier, Natural Tier

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

School

Direction: West

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

School Athletic Fields

**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.

**STAFF ANALYSIS AND RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (7-0) recommend Approval.

The Plan Amendment to “Suburban Tier” would allow them to request to rezone to “PUD R-4” Planned Unit Development Residential Single zoning, which would allow for clustered development that is more suited to the topography, infrastructure, and natural systems. The land use designation would be consistent with nearby “Suburban Tier” and the style of surrounding subdivisions.

The proposed plan amendment does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

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-2020-10700258**

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

Proposed Zoning: "PUD R-4 MLOD-1 MLR-1 MSAO-1 " Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District (with reduced perimeter setback of 10')

**Zoning Commission Hearing Date:** December 1, 2020 (Zoning Commission recommended Approval 9-0)