



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4215

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**Agenda Item Number:** 24.

**Agenda Date:** 8/12/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** ETJ (Extra-Territorial Jurisdiction)

**SUBJECT:**

Plan Amendment 15049

(Associated Zoning Case Number Z2015200)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Country Tier

**Proposed Land Use Category and Related Action:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 12, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Fair Oaks Mosaic TBY, LLC (by Thomas Yantis, Manager)

**Applicant:** Brown & Ortiz, P.C. (c/o Daniel Ortiz)

**Representative:** Brown & Ortiz, P.C. (c/o Daniel Ortiz)

**Location:** 36.123 acres out of Lot 10 in NCB 4915, located in the 5710 Block of East Evans Road

**Total Acreage:** 36.123

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Planning Team:** North Sector

**Applicable Agencies:** San Antonio Water System

**Transportation**

**Thoroughfare:** East Evans Road

**Existing Character:** Secondary Arterial A 86'

**Proposed Changes:** None

**Public Transit:**

None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Goal LU-4: City of San Antonio collaborates with Bexar, Comal, Kendall, and Medina counties to support the North Sector Plan goals within the City's ETJ.**

**LU-4.1** Encourage counties located within the North Sector Planning Area to implement land use regulations to the fullest extent by Texas State law and to make them consistent with the adopted or amended Sector Plans within the City and County.

**LU-4.2** Partner with, and provide planning support and guidance to Bexar and surrounding counties to identify land use controls, implementation measures and actions by the City and County to maintain consistency with the Sector Plan and the goals and policies of San Antonio's Comprehensive Master Plan.

**Comprehensive Land Use Categories**

**Country Tier:** Rural Homestead Generally: Large tract detached single-family housing; Served by well water and septic systems; lots greater than 10 acres. Agriculture and Commercial, generally outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

**Example Zoning Districts:** RP, FR

**Comprehensive Land Use Categories**

**Suburban Tier:** Low to Medium Density. Small and large tract attached and detached single-family; multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. 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.

**Example 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**

Country Tier

**Current Use**

"OCL" Rural Single-Family Residence

North

**Future Land Use Classification**

Country Tier, Suburban Tier

**Current Use**

Vacant

East

**Future Land Use Classification**

Country Tier

**Current Use**

Vacant

South

**Future Land Use Classification**

Country Tier

**Current Use**

Vacant

West

**Future Land Use Classification**

Country Tier

**Current Use**

Vacant

### **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 North Sector Plan.

The subject property is currently used for a rural single-family residence. The purpose for the requested plan amendment is to allow for a single-family development on the undeveloped tract of land. The subject property is within the proposed 2015 Annexation area and the applicant is requesting to amend the plan prior to the annexation and subsequent zoning of the property in order to allow for the development. The current land use designation, Country Tier, does not permit the desired “R-6” zoning within its boundaries. The request will not substantially nor permanently injure the property rights on the owner(s) of all real property affected by the proposed change. The amendment upholds the vision for the future of the North Sector Plan as it supports developing a compatible land use fabric that preserves military readiness, as well as recognizes and respects private property rights and integrates sustainable development patterns.

#### **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.

There is an existing single-family residential development within less than a mile of the subject property. The Plan Amendment will ensure compatibility of surrounding lands and future development. The Suburban Tier

designation is appropriate for the proposed development on 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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to the Suburban Tier use classification is compatible with the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015200**

Current Zoning: "OCL" Outside City Limits

Proposed Zoning: Upon Annexation: "PUD R-6 AHOD ERZD" Planned Unit Development Residential Single-Family Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: September 1, 2015