



City of San Antonio

Agenda Memorandum

File Number:15-4217

Agenda Item Number: 26.

Agenda Date: 8/12/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: ETJ (Extra-Territorial Jurisdiction)

SUBJECT:

Plan Amendment 15070

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: Bass Properties, LP (by John Bass, member of Bass Properties Management, LLC, its General Partner)

Applicant: John Bass (member, Bass Properties Management, LLC, Gen. Partner of Bass Properties, LP)

Representative: Brown & Ortiz, P.C. (c/o James McKnight)

Location: 9.164 acres out of Lot 2 in NCB 4862, located at 26642 Bulverde Road

Total Acreage: 9.164

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector

Applicable Agencies: None

Transportation

Thoroughfare: Bulverde Road

Existing Character: Secondary Arterial A 86'

Proposed Changes: None

Thoroughfare: E. Borgfeld 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 Generally. 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” Vacant

North

Future Land Use Classification

Suburban Tier

Current Use

Vacant

East

Future Land Use Classification

Suburban Tier

Current Use

Single-Family Residence

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 vacant. The purpose for the requested Plan Amendment is in anticipation of the City’s proposed annexation of the subject property in 2015. Currently, the land is designated Country Tier, which only allows “RP” and “FR” zoning upon annexation. The owners would like the property to be zoned “C-2” upon annexation, which will require an underlying land use designation of Suburban Tier. Furthermore, 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. The request 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.

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. The request to change the land use designation to Suburban Tier will allow the proposed uses.

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: None.