



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4587

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**Agenda Item Number:** 12.

**Agenda Date:** 8/26/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** (District 9/ETJ)

**SUBJECT:**

Plan Amendment 15068

(No Associated Zoning Case. Property is not within the City Limits. Zoning does not extend outside the city limits.)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Suburban Tier

**Proposed Land Use Category:** General Urban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 26, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Bass/Bulverde Commercial Ltd.

**Applicant:** Lloyd Denton, Jr.

**Representative:** Brown & Ortiz, PC

**Location:** Approximately 35.739 acres out of Lot 2 Block 3, County Block 4864 generally located at 27161 North US Highway 281

**Total Acreage:** 35.739

**Notices Mailed**

**Owners of Property within 200 feet:** 26

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

**Planning Team:** 40

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Bulverde Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** US Highway 281

**Existing Character:** Freeway

### **Public Transit:**

There is no mass transit system in the immediate area.

### **ISSUE:**

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

**Update History:** None

**HOU-1.2** Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

**HOU-2.3** Utilize High Density Residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

**ED-1.3** Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

### **Comprehensive Land Use Categories**

**Suburban Tier:** Suburban Tier land use includes both residential and non-residential uses. **Residential** uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. **Non-residential** uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

#### **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, UD

### **Comprehensive Land Use Categories**

**General Urban Tier:** General Urban Tier uses include both residential and non-residential uses. **Residential** uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). **Non-Residential** uses are typically are community commercial intensity. 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. 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.

**Example 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

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant Land

North

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant Land

East

**Future Land Use Classification**

UZROW

**Current Use**

US Highway 281

South

**Future Land Use Classification**

Suburban Tier

**Current Use**

Commercial Uses

West

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant Land

**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 future of the North Sector Plan.

The entire US Highway 281 corridor north of Loop 1604 has experienced strong and rapid growth, most strongly evidenced by the fact that the City is now proposing to annex a large area along this corridor. This area of Highway 281 is being quickly developed as commercial, mixed use and higher density residential uses.

The subject property consists of 35.739 acres, and is currently in the City's Extraterritorial Jurisdiction ("ETJ")

and is anticipated to be annexed by the City in 2015. The applicant requests this Plan Amendment and associated zoning change in order to construct a community scale commercial development on approximately 20 acres along US Highway 281 and a moderately dense multi-family development on approximately 15 acres to the west of the commercial development. The current land use for the subject property and the general surrounding area is Suburban Tier and Multi-Family uses of this intensity are not permitted by right in this land use classification, and thus the need to request a change in the land use plan. The subject property's location in a compact area bound by Bulverde Road, a major arterial to the west and an expressway (US Highway 281) to the east, makes the area appropriate for more intense residential and commercial development.

The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. This area of US Highway 281 is being rapidly developed for commercial, mixed use and higher density residential uses. The development of the subject property as General Urban Tier would contribute toward the plan's vision of compatibility by not significantly altering the existing development pattern.

**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 subject property's location along US Highway 281, a major transportation corridor, makes it appropriate for the General Urban Tier land use classifications. The General Urban Tier land use classifications would support the goals of the North Sector of encouraging higher density residential along principal arterials and transit corridors that fit in with the existing residential character and continue to maintain and expand vibrant retail and commercial uses. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

**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:**

The applicant is requesting the support and concurrence of the City's Planning Department of this request as any changes to the current land use plan would have to be incorporated into the City's Master Annexation Plan in order to take effect. At the time of this report, a final recommendation had not been determined. Therefore, the final recommendation is pending and will be shared at the Planning Commission meeting.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: N/A Property located in ETJ

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay when annexed by the City of San Antonio

Zoning Commission Recommendation: N/A

(No Associated Zoning Case. Property is not within the City Limits. Zoning does not extend outside the city

limits.)