



City of San Antonio

Legislation Details (With Text)

File #: 17-2289

Type: Plan Amendment

In control: City Council A Session

On agenda: 4/20/2017

Title: PLAN AMENDMENT # 17022 (Council District 4): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness/RIMSE Tier", "Natural Tier", and "Suburban Tier" to "Suburban Tier" on 534.22 acres out of CB 4296, CB 4297, and CB 4298, generally located southwest of the intersection of State Highway 16 and Watson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017070)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted Land Use, 2. Proposed Land Use, 3. Aerial Map, 4. PA 17022 Signed Resolution, 5. Draft Ordinance.pdf, 6. Ordinance 2017-04-20-0278

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment PA 17022
(Associated Zoning Case Z2017070)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Natural Tier, RIMSE/Agribusiness Tier, and Suburban Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 08, 2017

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Presto Tierra, LLC, PDC Preserve at Medina River, and CST Stations Texas, LLC

Applicant: Fermin Rajunov

Representative: Brown and Ortiz, PC

Location: Generally located southwest of the intersection of State Highway 16 and Watson Road.

Legal Description: 534.22 acres out of CB 4296, CB 4297, and CB 4298

Total Acreage: 534.22

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: State Highway 16

Existing Character: Super Arterial Type B

Proposed Changes: None known

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

Plan Goals: Goal LU-5: A community that applies sustainable development patterns and principals.

LU-5.1: Integrate regional town centers that include commercial, retail, office, and institutional uses into the fabric of the community.

Comprehensive Land Use Categories

Land Use Category: Natural Tier

Description of Land Use Category:

Residential: None.

Non-Residential: Limited. Ancillary uses located within existing and man-made natural areas that support active and/or passive open space and residential uses.

Permitted Zoning Districts: RP, G

Land Use Category: RIMSE/Agribusiness Tier

Description of Land Use Category:

Residential: Large tract (25 acres or greater) detached single-family housing significantly buffered from industrial uses; Farm worker housing.

Non-Residential: Isolated areas where businesses that produce, process, or distribute agricultural products

and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Land Use Category: Suburban Tier

Description of Land Use Category:

Residential: Small and large tract attached and detached single-family; Multifamily housing (duplex, triplex, quadrplexes); townhouses, garden homes, and condominiums.

Non-Residential: 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: Natural Tier, Agribusiness/RIMSE Tier, and Suburban Tier

Current Land Use Classification: Vacant, Gas Station

Direction: North

Future Land Use Classification: Suburban Tier, Agribusiness/RIMSE Tier

Current Land Use Classification: Truck Depot

Direction: East

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Vacant, Agriculture

Direction: South

Future Land Use Classification: Natural Tier

Current Land Use Classification: Vacant, Agriculture

Direction: West

Future Land Use Classification: Suburban Tier, Country Tier

Current Land Use Classification: Vacant, Single-Family

Land Use Analysis

The applicant is seeking a plan amendment to change the entire 534.22 acre area to Suburban Tier land uses. The applicant proposes a development with single-family uses, as well as commercial uses, that combine to create a large-area comprehensive development.

State Highway 16 is classified as a Type B Superarterial in the San Antonio Major Thoroughfare Plan and, with Watson Road, an Enhanced Arterial, combine to provide adequate access to and from the proposed development.

In all, a total of 434.24 acres are to be developed for residential uses, and 99.95 acres of commercial development. The proposed development is sensitive to a large floodplain area running along the Medina River - this area is designated a conservation area on the Master Development Plan.

ALTERNATIVES:

- 1) Recommends denial of the plan amendment.
- 2) Make an alternate recommendation.
- 3) Continue the request to a future date.

FISCAL IMPACT:

None

RECOMMENDATION: Staff recommends Approval. The request for a plan amendment would introduce a large-scale development within the Heritage South Sector planning area. The proposed development is sensitive to natural areas and is supported by two major thoroughfares at the north and east of the property.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017070

Current Zoning: "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, and "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 21, 2017