



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5829

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 12/1/2016

**Title:** PLAN AMENDMENT # 17002 (Council District 3 & 5): An Ordinance amending the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan, components of the Comprehensive Master Plan of the City, by changing the land use classification of Certain Properties within the World Heritage Buffer Zone, generally located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca, from Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier to Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier. Staff and Planning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment 1 - Lone Star, 2. Attachment 2 - South Central, 3. Attachment 3 - Stinson, 4. Attachment 4 - Heritage South, 5. Attachment 5 - Land Use Descriptions, 6. Attachment 6 - Property List, 7. PA 17002 Signed Resolution, 8. 16-5829 PA 17002 Draft Ordinance.pdf, 9. Draft\_WH Doc Update 112216, 10. World Heritage Summary\_11-22-16, 11. Ordinance 2016-12-01-0936

Date	Ver.	Action By	Action	Result
12/1/2016	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3 & 5

**SUBJECT:**

Plan Amendment 17002  
(Associated Zoning Case Z2017005)

**SUMMARY:**

**Comprehensive Plan Components:** Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Vicinity Land Use Plan, and Heritage South Sector Plan

**Plan Adoption Dates:**

Lone Star Community Plan - September 21, 2013  
South Central San Antonio Community Plan-August 19, 1999 & updated on October 26, 2005  
Stinson Vicinity Land Use Plan - April 2, 2009

Heritage South Sector Plan - September 16, 2010

**Overall Proposed Land Use Amendment:**

**From:** Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier

**To:** Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 18, 2016

**Case Manager:** Mary Morales-Gonzales, Senior Planner

**Property Owners:** Multiple Owners (see Attachment 6)

**Applicant:** City of San Antonio

**Location:** Generally located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca.

**Legal Descriptions:** (See Attachment 6)

**Total Acreage:** Approximately 1376 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 356

**Registered Neighborhood Associations within 200 feet:** Downtown Residents Association, King William, Lavaca, Lone Star, Hot Wells, Villa Coronado, Mission San Jose, Roosevelt, East Pyron/Symphony Lane Neighborhood Associations

**Applicable Agencies:** Stinson Airport, San Antonio River Authority, Office of Historic Preservation

**Public Transit:**

VIA has an extensive bus route system that serves the subject properties. Routes 36 and 242 operate along South Presa and Routes 40 and 42 operate along Mission Road and Roosevelt Avenue.

**ISSUE:**

City Council approved a Resolution to initiate land use and zoning changes to properties located within the World Heritage Buffer Zone on November 3, 2016.

Under the leadership of Councilmember Rebecca Viagran and with community input, a work plan for the World Heritage Buffer Area that includes tasks and deliverables to address infrastructure, wayfinding, transportation, economic development, beautification, marketing and outreach and future land use has been developed.

A critical component of the World Heritage work plan has been to update the existing land use plans through community input in order to develop a unified vision for the future of the world heritage buffer area.

Beginning in February 2016, the City hosted a land use symposium to identify the existing assets in the community, gather ideas and create a dialogue regarding the land use and sensitive development, as well as discuss how to balance the reverence of the missions with the various opportunities that exist with the World Heritage Site designation.

In April of 2016, an Open House was held to present information from the symposia and request additional feedback. In June and July 2016, the City hosted a 30-day open house to allow the community to review and comment on the updated proposed land use amendments. Two community meetings were held on September 20 and 24, where in addition to the general themes and goals, proposed land use amendments were available for comment.

As a result of the public input process, City staff is currently proposing the following recommendations for land use amendments to the following community, neighborhood and sector plans: Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan.

### **Land Use Overview and Analysis**

There are 11 areas that have been identified for proposed land use plan amendments within the four planning areas. Below is a brief description of the areas along with the proposed land use classification changes. The numbers correspond to the applicable Community and Sector Plan Maps. The land use descriptions are listed in Attachment 5.

#### **Lone Star Community Plan - Attachment 1**

1. **Along Roosevelt Avenue, North of IH-10** - from **High Density Mixed Use** to **Low Density Mixed Use** for better compatibility with adjacent single-family neighborhoods.
2. **NE Corner of Probandt and IH-10** - from **Regional Commercial** to **Community Commercial** and **High Density Mixed Use** to enlarge HDMU area near Lonestar Brewery and to support transition of industrial/warehouse uses to mixed use; and to support community scale commercial along Probandt Street.

#### **South Central San Antonio Community Plan - Attachment 2**

3. **Bounded by US 90 E., Mission Rd., Steves Ave. and Roosevelt Ave.** - industrial uses from **Business Park to Mixed Use** to serve as a gateway to World Heritage Mission area. Also includes SAWS and CPS Energy service yards from **Public Institutional to Mixed Use**.
4. **San Antonio River/San Pedro Creek Confluence-SARA** property at San Antonio River confluence with San Pedro Creek - from **Low Density Residential to Parks/Open Space** to support increased open space linkage.
5. **Blessed Sacrament Academy** - from **Mixed Use to Public/Institutional** and adjacent sport field from

**Low Density Residential to Parks/Open Space** to reflect current function and support open space linkage along the San Antonio River.

6. **SW Corner of Southcross and South Presa Street** - Underutilized vacant buildings from **Business Park to Mixed Use** corridor along South Presa Street and to be more compatible with the adjacent High Density Residential properties near VFW Boulevard.
7. **Mission Library** - from **Mixed Use to Public/Institutional** to support current function.
8. **Area south of Hot Wells site along South Presa** - from **Mixed Use to Parks/Open Space** to reflect current use of Acequia Trail and San Juan Dam on the Mission Reach.
9. **South of Mission San Jose** - from **Mixed Use to Neighborhood Commercial** for more compatible intensity adjacent to Mission San Jose.

### **Stinson Airport Vicinity Land Use Plan - Attachment 3**

10. **Roosevelt Avenue, north of Loop 410** - from **Business Park to Mixed Use** to transition salvage uses along corridor.

### **Heritage South Sector Plan - Attachment 4**

11. **South and East of Mission Espada** - from **Suburban Tier to Country Tier and Suburban Tier to Natural Tier** between the San Antonio River and the Acequia and reflecting the large 100-year flood plain.

#### **ALTERNATIVES:**

1. Recommend denial of the proposed amendments to the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Vicinity Land Use Plan, and Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

#### **FISCAL IMPACT:**

None.

#### **RECOMMENDATION:**

Staff recommends Approval. The Resolution approved by City Council authorizes City Staff to take appropriate steps to bring forward the proposed land use amendments to the Planning Commission on November 18 and to City Council on December 1 for final approval. If the proposed amendments are approved by City Council in December, then the process to align zoning with approved land use designations will commence in 2017. Any recommendations will be brought forward to Zoning Commission and to City Council for consideration.

**PLANNING COMMISSION RECOMMENDATION:** Approval (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017005 (Date: TBD)

