



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1790

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/14/2018

**Title:** PLAN AMENDMENT CASE # 18023 (Council District 3): A request by Brown and Ortiz, PC for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” and “Agribusiness/RIMSE Tier” to “Suburban Tier” on Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624, located at 13770 Southton Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018086)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 18023  
(Associated Zoning Case Z2018086)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Current Land Use Category:** “Suburban Tier” and “Agribusiness/RIMSE Tier”

**Proposed Land Use Category:** “Suburban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 14, 2018

**Case Manager:** Kayla Leal

**Property Owner:** Martha Tieken

**Applicant:** Bitterblue, Inc.

**Representative:** Brown & Ortiz, PC

**Location:** 13770 Southton Road

**Legal Description:** Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624

**Total Acreage:** 44.26

**Notices Mailed**

**Owners of Property within 200 feet:** 30

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Southton Road

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There are no nearby routes.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Update History:** None known

**Plan Goals:** HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

**Comprehensive Land Use Categories**

**Land Use Category:** “Agribusiness/RIMSE Tier”

**Description of Land Use Category:** RESIDENTIAL: Farm Homestead

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

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment

Generally: 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: Low to Medium Density

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

NON-RESIDENTIAL: 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

**Permitted 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:**

Agribusiness/RIMSE Tier and Suburban Tier

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

Agribusiness/RIMSE Tier

**Current Land Use Classification:**

Vacant Land

Direction: East

**Future Land Use Classification:**

Agribusiness/RIMSE Tier, Suburban Tier

**Current Land Use Classification:**

Offices, Single-Family Residential

Direction: South

**Future Land Use Classification:**

Suburban Tier, Country Tier

**Current Land Use Classification:**

Vacant Lot, Outside City Limits

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use:**

Single-Family Residential

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center nor is it located within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the Heritage South 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 Heritage South 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 Heritage South Sector Plan.

**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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the Plan Amendment to “Suburban Tier” in order to construct single-family residential dwellings. The subject property is located in south San Antonio within the Heritage South Sector Plan. The request is consistent with Housing Goal 2.3 which aims to promote the Heritage South area as an area of choice for prospective home buyers. Currently, there is single-family residential to the west of the subject property. The proposed use is consistent with the development pattern of the surrounding area and will provide new housing in south San Antonio.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018086**

Current Zoning: "RD" Rural Development District

Proposed Zoning: "R-4" Residential Single-Family District

Zoning Commission Hearing Date: February 20, 2018