



City of San Antonio

Legislation Details (With Text)

File #: 14-1325

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/7/2014

Title: PLAN AMENDMENT #14050 (Districts 3 & 4): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1,580 acres of land located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014171 CD S)

Sponsors:

Indexes: Plan Amendment

Code sections:

Attachments: 1. Adopted and Proposed Land Use Maps, 2. Draft Ordinance, 3. Planning Commission Resolution, 4. Ordinance 2014-08-07-0556

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 3, 4

SUBJECT:

Plan Amendment 14050

SUMMARY:

An Ordinance amending the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1,580 acres of land located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from Suburban Tier, Country Tier, Agribusiness/RIMSE Tier, Civic Center, and Regional Center to Suburban Tier, Specialized Center, Mixed Use Center, General Urban Tier, and Agribusiness/RIMSE Tier.

The Department and Planning Commission recommend approval. These amendments will provide

opportunities for individuals to develop these properties within a land use arrangement that supports compatible activities.

BACKGROUND INFORMATION:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: Approximately 1,580 acres of land located east of IH-35, south of Loop 410, west of IH-37, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road

Acreage: Approximately 1,580

Current Land Use of site: Various rural residential, commercial, farm and ranch, agricultural and industrial land uses.

ISSUE:

The adopted land use plan is not consistent with the existing land uses in the area and would not accommodate appropriate future development.

Comprehensive Plan Analysis	
Comprehensive Plan Component: Heritage South Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: None
Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. The existing uses on the subject properties are in keeping with the uses permitted by the proposed future land use classification. Additionally, the amendment will preserve the economic viability of the subject properties by allowing a range of zoning districts for non-residential and agricultural use. Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments Goal LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses 1 ED-6: Market Heritage South as a business friendly environment Goal ED-6.3: Promote low impact industry, biotechnologies, and international trade The proposed development is consistent with the above-stated goals and strategies of the Heritage South Sector Plan.	

SECTOR PLAN CRITERIA FOR REVIEW:

According to the Heritage South Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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 proposed amendments are in keeping with the uses existing on the subject properties and create adequate optional sites in the land use plan to provide appropriate sites for residential, commercial, and industrial uses to locate in the future. The proposed amendments are appropriate for their respective areas due to their locations; along an interstate for the commercial and industrial land uses, and within the existing or emerging residential

areas for the residential land uses.

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 proposed amendments, with the range of uses they accommodate, will provide additional opportunities for individuals intending to develop these properties for non-residential uses in locations that do not interfere with residential uses. Likewise, the amendments to Suburban Tier, Mixed Use Center, and General Urban Tier will provide opportunities for increased residential density in locations appropriate for such uses.

The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The Heritage South Sector Plan calls for “planting the seeds of economic development while preserving and respecting the history, values, and natural resources of the area.” The proposed amendments support this vision by expanding the potential uses of the subject properties while recognizing the existing uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use in this area is a mix of rural residential, farm and ranch, agricultural and industrial land uses. The proposed amendments will not significantly alter acceptable land use patterns and support the density found in established neighborhoods. The amendments will not adversely affect the existing character of the immediate area. Rather, the amendments acknowledge the existing land uses and will create a land use plan that supports compatible activities.

ALTERNATIVES:

No action will maintain the current land use classifications.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposed amendments will provide opportunities for individuals to develop these properties for non-residential uses in locations that do not interfere with residential uses. Similarly, the amendments will provide opportunities for increased residential density in locations appropriate for such uses by amending to Suburban Tier, Mixed Use Center, and General Urban Tier. These amendments acknowledge the existing land uses and will create a land use arrangement that supports compatible activities.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 28, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: 05/16/2014

No. Notices mailed 10 days prior to Public Hearing: 288 to owners of property within 200 feet; 29 to planning team members

Registered Neighborhood Association(s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014171 CD S

Current zoning district: Various

Proposed zoning district: Various; all overlay districts remaining unchanged

Zoning Commission Public Hearing Date: June 3 and July 1, 2014

Approval, save and except 8 parcels.