



City of San Antonio

Legislation Details (With Text)

File #: 21-4735

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/28/2021

Title: PLAN AMENDMENT CASE PA-2021-11600055 (Council District 3): A request by the City of San Antonio 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 "Country Tier" and "Civic Center" to "Suburban Tier" on 25.79 acres out of CB 5161, generally located at 3720 Farm Road. Staff recommends approval. (Brenda V. Martinez, Planning Coordinator (210) 207-5428, brenda.valadez@sanantonio.gov; Planning Department) (Associated Zoning Case Z2021-10700182)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed LU Map, 2. Aerial Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett A. White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Plan Amendment PA2021-11600055
(Associated Zoning Case Z2021-10700182)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Country Tier" and "Civic Center"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 28, 2021

Case Manager: Brenda V. Martinez, Planning Coordinator

Property Owner: Leroy E. Kluth, Jr.

Applicant: City of San Antonio

Location: Generally located at 3720 Farm Road

Legal Description: 25.79 acres out of CB 5161

Total Acreage: 25.79

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known

Thoroughfare: Farm Road

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- Goal HOU 1 - An array of housing choices throughout the area with an appropriate mix of densities and housing types
 - Strategies: HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.

Comprehensive Land Use Categories

Land Use Category: Country Tier

Description of Land Use Category: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate. Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Permitted Zoning Districts: RP, FR

Land Use Category: Civic Center

Description of Land Use Category: Dormitories and/or student housing at all densities. Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations. The Civic Center is scattered throughout the sector. The largest

designation include the Texas A & M University at San Antonio, the San Antonio Police Training Academy, utility plants, and schools locations.

Permitted Zoning Districts: Any, as long as it is for a qualifying Civic Center Use.

Land Use Category: Suburban Tier

Description of Land Use Category: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where 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.

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, UD

Land Use Overview

Subject Property

Future Land Use Classification: Civic Center and Country Tier

Current Land Use Classification: Undeveloped Land

Direction: North

Future Land Use Classification: Civic Center, Country Tier, and Suburban Tier

Current Land Use Classification: Housing Structure, Undeveloped Land, Bexar County Juvenile Correctional Treatment Facility, and a Bexar County Firearms Training Facility

Direction: East

Future Land Use Classification: Country Tier

Current Land Use Classification: Housing Structures and Stables

Direction: South

Future Land Use Classification: Country Tier

Current Land Use Classification: Undeveloped Land

Direction: West

Future Land Use Classification: Suburban Tier

Current Land Use: Housing Structures and Vacant Land

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval

The subject properties are currently undeveloped and generally located at the southeast intersection of Southton Road and Farm Road, in the City's Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 3. The property owner submitted a petition to the City of San Antonio requesting voluntary annexation to develop the subject properties for a single-family residential subdivision. The property owner is seeking annexation to acquire trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed properties will be located in City Council Districts 3. The proposed Plan Amendment and zoning case are being processed concurrently with the proposed annexation. The adopted future land use is "Country Tier" and "Civic Center". The requested "R-4" (Single-Family Residential) base zoning district will require a plan amendment to a "Suburban Tier" future land use category. The requested land use and zoning is similar to development in the area, all of which is within the city limits. This area will be further studied and Planning Department staff will have an opportunity to address land use and zoning once the future SA Tomorrow Far South Community Area Plan is completed.

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: Z2021-10700182

Current Zoning: The property does not currently have zoning due to it being outside city limits.

Proposed Zoning: "R-4 AHOD" Residential Single-Family Residential Airport Hazard Overlay District

Zoning Commission Hearing Date: August 3, 2021