



City of San Antonio

Agenda Memorandum

File Number: 13-1237

Agenda Item Number: 6C.

Agenda Date: 1/9/2014

In Control: City Council A Session

DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 3, 4

SUBJECT:

Plan Amendment 14008

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 future land use of approximately 38.88 acres of land located south of the Medina River, west of Applewhite Road, and north of Loop 1604, 2789 West Loop 1604 and portions of 19859 Applewhite Road and 19775 Applewhite Road from **Country Tier** to **Agribusiness/RIMSE Tier**.

The Department recommends approval. The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses.

BACKGROUND INFORMATION:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: Approximately 38.88 acres of land located south of the Medina River, west of Applewhite Road, and north of Loop 1604, 2789 West Loop 1604 and portions of 19859 Applewhite Road and 19775 Applewhite Road

Acreage: 38.88

Current Land Use of site: Electrical Contractor, Farm & Ranch

Adjacent Land Uses:

- N: designated Country Tier, Agribusiness/RIMSE Tier; occupied by farm and ranch uses
- E: designated Agribusiness/RIMSE Tier; currently occupied by rural homesteads
- S: designated Rural Estate Tier; occupied by rural homesteads and low density residential estates
- W: designated Country Tier; occupied by farm and ranch and rural homestead 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.

LAND USE ANALYSIS:

Comprehensive Plan Analysis	
Comprehensive Plan Component: Heritage South Sector Plan	
Plan Adoption Date: September 16, 2010	Update History: None
<p>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. The proposed amendment to the Agribusiness/RIMSE Tier is compatible with neighboring properties, which are also classified as Agribusiness/RIMSE Tier. 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.</p>	

Comprehensive Land Use Categories	Example Zoning Districts
<p>Country Tier: RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. NON-RESIDENTIAL: Agriculture, Commercial Generally: 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.</p>	RP, FR
<p>Agribusiness/RIMSE Tier: 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.</p>	FR, I-1, MI-1, BP, RP, L

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 amendment is in keeping with the uses existing on the subject properties and the adjacent land use classifications along Applewhite Road. The Agribusiness/RIMSE Tier future land use classification is appropriate for this location, near the intersection of an Arterial Roadway (Applewhite Road) and Loop 1604, and is complimentary to the adopted land use plan.

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 amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses. It does not solely benefit a particular landowner and improves upon the Sector Plan by acknowledging the existing 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 amendment upholds 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 pattern in this area is a mix of rural residential, farm and ranch, and agricultural land uses. The proposed amendment will not significantly alter the adopted land use plan and will not affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and compatible with the uses of the adjacent properties.

ALTERNATIVES:

No action will maintain the current land use designation of Country Tier.

FISCAL IMPACT:

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

RECOMMENDATION:

DEPARTMENT RECOMMENDATION:

Approval. The proposed amendment is in keeping with the uses existing on the subject properties and the adjacent land use classifications along Applewhite Road. The Agribusiness/RIMSE Tier future land use classification is appropriate for this location, near the intersection of an Arterial Roadway (Applewhite Road) and Loop 1604, and is complimentary to the adopted land use plan. The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 13, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: 10/25/2013

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

Registered Neighborhood Association(s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014041B

Current zoning district: None

Proposed zoning district: "BP" Business Park District, "L" Light Industrial District, "RP" Resource Protection District, "FR" Farm and Ranch District, "UD" Urban Development District, "MI-1" Mixed Light Industrial District, and adding the "AHOD" Airport Hazard Overlay District

Zoning Commission Public Hearing Date: December 17, 2013

Approval.