



City of San Antonio

Agenda Memorandum

File Number: 13-1246

Agenda Item Number: 6G.

Agenda Date: 1/9/2014

In Control: City Council A Session

DEPARTMENT: Planning & Community Development

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 14010

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 2122.1 acres of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west from **County Tier, Rural Estate Tier, Suburban Tier, and Agribusiness/RIMSE Tier** to **Agribusiness/RIMSE Tier, General Urban Tier, Specialized Center, Civic Center, Regional Center, and Suburban Tier**.

The Department recommends approval. The proposed amendments are in keeping with the uses existing on the subject properties and the adjacent land use classifications along IH-37. The proposed future land use classifications are appropriate for this area, near the intersection of an expressway (IH -37) and Loop 1604, and are complimentary to the existing land uses in the area.

BACKGROUND INFORMATION:

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: Approximately 2122.1 acres of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west.

Acreage: 2122.1

Current Land Use of site: Office and industrial complexes, service stations, fast food restaurants, industrial, multi-family residential, single-family residential, school.

Adjacent Land Uses:

- N: designated Country Tier; occupied by farms and ranches
- E: designated Country Tier and Rural Estate Tier; currently occupied by rural homesteads, farm and ranch land
- S: designated Rural Estate Tier; occupied by farm and ranch land, very low density residential
- W: designated Rural Estate Tier, Suburban Tier, Agribusiness/RIMSE Tier; occupied by farm and ranch land, rural homesteads, single-family homes

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 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.</p>	

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

<p>Rural Estate Tier: RESIDENTIAL: Rural Homestead to Very Low Generally: Large tract detached single family housing; Served by central water and septic systems <i>Recommended Density: 0.10-2.0 DU/AC (1/2 acre - 10 acres)</i></p> <p>NON-RESIDENTIAL: Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate</p>	<p>RP, RE, R-20, G, O-1, NC, C1, MI-1, RD, FR, PUD, MPCD</p>
<p>Suburban Tier: RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multifamily housing (mid rise apartments, duplex, triplex, quadplex); Townhomes, garden homes, and condominiums <i>Recommended Density: 2.1 - 18.0 DU/AC</i></p> <p>NON-RESIDENTIAL: Commercial, Office Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate</p>	<p>R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MH, MCH, MHP, MF-18, G, O-1, 0-1.5, NC, C-1, C-2, C-2P, TOD, UD, RD, FBZD, MXD, PUD, MPCD, AE</p>
<p>General Urban Tier: RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadplexes, triplexes, and duplexes; Townhomes (condominiums) <i>Recommended Density: 8.0-40.0 DU/AC</i></p> <p>NON-RESIDENTIAL: Commercial, Office Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.</p>	<p>R-5, R-4, R-3, RM-5, RM-4, MH, MCH, MHP, MF-18, MF-25, MF-33, MF-40 G, O-1, O-1.5, NC, C-1, C-2, C-2P IDZ, TOD, UD, FBZD, MXD, PUD, MPCD, AE-1, AE-2, AE-3</p>
<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>	<p>FR, I-1, MI-1, BP, RP, L</p>
<p>Regional Center RESIDENTIAL: Med-High to Very High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses, <i>Recommended Density: 19.0+ DU/AC</i> NON-RESIDENTIAL: Light Industrial, Office, Business Park, Commercial Generally: “Big box” or “power centers” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing</p>	<p>MF-25, MF-33, MF-40, MF-50 O-1.5, O-2, C-3, L, I-1, MI-1, BP, ED IDZ, TOD, UD, FBZD, MXD, PUD, MPCD, AE-1, AE-3, AE-4</p>

Specialized Center RESIDENTIAL: None NON-RESIDENTIAL: Heavy Industrial, Office, Light Industrial, Commercial, Business Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services	0-1.5, 0-2, C-3, L, I-1, I-2, MI-1, MI-2, SGD, QD, BP, ED IDZ, UD, RD, FR, FBZD, PUD, MPCD, AE-4
Civic Center RESIDENTIAL: All Generally: Dormitories and/or student housing, <i>Recommended Density: All</i> NON-RESIDENTIAL: Office, Educational, Governmental. Religious Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, Public or private school or campus uses, Retreat areas or campuses for religious organizations	All, except for MR

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 public hearings 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 IH-37 South and Loop 1604. The Specialized Center future land use classification is appropriate for this location, near the intersection of an IH-37 South and Loop 1604, and is complimentary to the existing uses in the area.

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 affect 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 land use plan in established neighborhoods and will not adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use plan that supports compatible activities.

ALTERNATIVES:

No action will maintain the current land use designations of County Tier, Rural Estate Tier, Suburban Tier, and Agribusiness/RIMSE Tier.

FISCAL IMPACT:

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

RECOMMENDATION:

Approval. The proposed amendments are in keeping with the uses existing on the subject properties and the adjacent land use classifications along IH-37. The proposed future land use classifications are appropriate for this area, near the intersection of an expressway (IH -37) and Loop 1604, and are complimentary to the existing land uses in the area. The proposed amendments, 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: 87 to owners of property within 200 feet; 38 to planning team members

Registered Neighborhood Association(s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014041C

Current zoning district: None

Proposed zoning district: “BP” Business Park District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Landscaping Materials - Sales And Storage, “C-3” General Commercial District, “C-3 CD” General Commercial District with a Conditional Use for Long Term Parking & Storage, “FR” Farm and Ranch District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “I-2 S” Heavy Industrial District with a Specific Use Authorization for Chemical - Manufacturing Or Processing, “L” Light Industrial District, “MF-33” Multi-Family District, “R-20” Residential Single-Family District, “RE” Residential Estate District.

Zoning Commission Public Hearing Date: December 17, 2013

Approval.