



City of San Antonio

Agenda Memorandum

File Number:18-1790

Agenda Item Number: 26.

Agenda Date: 2/14/2018

In Control: Planning Commission

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