



City of San Antonio

Agenda Memorandum

File Number: 18-3205

Agenda Item Number: 25.

Agenda Date: 5/9/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18058

(Associated Zoning Case Z2018188)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Agribusiness/ RIMSE Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 9, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Dickerson Tausch Properties LLC (c/o Terry Dickerson, Member)

Applicant: Donop Holdings, LLC (c/o Trey Marsh)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: Generally located southeast of Donop Road and Southton Road (also known as the 13500 block of Old Corpus Christi Highway).

Legal Description: 63.5280 acres out of CB 4700

Total Acreage: 63.5280

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Southton Toad

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Transportation

Thoroughfare: IH-37

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- 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.
- Encourage higher-density housing at strategic nodes.
- 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.

RELATED ZONING DISTRICTS: FR, I-1, MI-1, BP, RP, L

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research,

industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buff ring may be necessary for certain industrial and manufacturing uses.

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density

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

Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

RELATED 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, 0-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

LOCATION: 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.

Land Use Overview

Subject Property

Future Land Use Classification:

Agribusiness/ RIMSE Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Agribusiness/ RIMSE Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Agribusiness/ RIMSE Tier

Current Land Use Classification:

Auction House

Direction: West

Future Land Use Classification:

Agribusiness/ RIMSE Tier

Current Land Use:

Auto Repair; Manufactured Home Supply; Church

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or half a mile of 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 proposed land use amendment from “Agribusiness/ RIMSE Tier” to “Suburban Tier” is requested in order to rezone the property to “R-4” Residential Single-Family District. This is consistent with the Heritage South Sector Plan’s goal to 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. The proposed Plan Amendment to “Suburban Tier” will also add much needed housing options in the far south side of 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: Z2018188

Current Zoning: “I-1” General Industrial District

Proposed Zoning: “R-4” Residential Single-Family District

Zoning Commission Hearing Date: May 15, 2018