



City of San Antonio

Agenda Memorandum

File Number: 14-2842

Agenda Item Number: P-3.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Department of Planning & Development Services

DEPARTMENT HEAD: John Dugan, AICP

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Plan Amendment 15005

SUMMARY:

An Ordinance amending the boundaries of the **Heritage South Sector Plan**, a component of the Comprehensive Master Plan of the City, to include 117 acres generally bound by Interstate Highway 37, US Highway 181, and South Presa Street (also known as Spur 122) and applying the **Suburban Tier** future land use to approximately 79 acres and the **Specialized Center** future land use to approximately 38 acres. These properties were annexed for limited purpose assessment in January 2014 but were not included in the Heritage South Sector Plan. This amendment will include the area in the long range plan, in accordance with state law.

The Department and the Planning Commission recommend approval. The subject properties are located within an area of mixed uses and undeveloped land, bound by highways and major thoroughfares. The proposed land use designations will contribute to a sustainable development pattern encouraged by the Heritage South Sector Plan.

BACKGROUND INFORMATION:

Case Managers: Micah Diaz, Senior Planner and Kristin Flores, Planning Technician

Applicant: City of San Antonio

Owner: Multiple Owners

Property Location: Generally bound by Interstate Highway 37, US Highway 181, and South Presa Street (aka Spur 122)

Acreage: 117

Current Land Use of Site: No Future Land Use designation; properties consist of undeveloped land, single-family residences, manufactured homes and parks, restaurants, self-service storage, tire repair, ballroom,

propane sales/service/storage, roofing contractor, dentist office, church, and gas station

Adjacent Land Uses:

N & NE: No Future Land Use designation (Outside City Limits); properties consist of undeveloped land, single-family residences, manufactured homes and parks, apartments, gas stations, retail, office/warehouses, contractor facilities, bar, and bingo

SE & S: Designated as Agribusiness/RIMSE Tier and Specialized Center; properties consist of Undeveloped land, warehousing, cell tower, single-family residence, outdoor storage, oil and gas field services

SW: Designated as Agribusiness/RIMSE Tier; occupied by a solar farm

W: Designated as Suburban Tier; occupied by undeveloped land

Comprehensive Plan Analysis:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

Plan Goals:

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.

Sector Plan Criteria for Review:

According to the Heritage South Sector 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 subject area currently has no applied land use designation. The Suburban Tier and Specialized Center classifications support the zoning approved upon annexation. Given the subject properties' location surrounded by major roadways, and the existing mix of residential, commercial, and industrial uses, the proposed land use designations meet the objectives of the Heritage South Sector Plan by establishing land uses that are compatible with neighboring properties that preserve natural land and cultural resources, neighborhood character, and economic viability 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.

This is a City-initiated plan amendment that is directly related to the January 2014 Limited Purpose Annexation. The purpose of the proposed amendment is to comply with state law.

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 amendments support 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; Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

- a. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- b. Creating activities that are not compatible with adjacent neighboring uses.

c. Significantly alter recreational amenities such as open space, parks, and trails.

d. The existing uses in this area include a mix of residential, commercial, and industrial land uses.

The proposed amendment will not significantly alter acceptable land use patterns nor adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use that supports compatible activities.

Transportation: The City's Major Thoroughfare Plan identifies the northeast border of the subject area, South Presa Street (also known as Spur 122), as a Secondary Arterial Type A. The west and south borders are comprised of Interstate Highway 37 and US Highway 181. Blue Wing Road, which runs through the Northwest portion of the subject area, is identified as a Rural Roadway. Along South Presa Street, the subject area, together with the neighboring area, includes seven VIA bus stops. The existing transportation infrastructure can support any additional traffic generated by the requested land use change.

Community Facilities: The subject property contains no community facilities. Nearby facilities include Harmony Elementary School. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the community facilities in the nearby area.

ISSUE:

The subject properties were annexed for limited purposes via the Southside Limited Purpose Annexation that was approved by City Council on January 9, 2014. Texas Local Government Code Section 43.127 requires municipalities to develop a land use and intensity plan for areas subject to Limited Purpose Annexation. The 117-acre subject property is the only area annexed that was not within the existing boundaries of the Heritage South Sector Plan.

ALTERNATIVES:

No action will maintain the current Heritage South Sector Plan boundaries, the subject properties will not be included in a future land use plan, and the land use/intensity plan requirements of Texas Local Government Code Section 43.127 will not be met.

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

Approval. The proposed Suburban Tier and Specialized Center land use designations are consistent with the existing zoning districts and existing uses of the subject properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: November 12, 2014

Approval. Resolution attached.

Newspaper Publication Date of Public Hearing: October 24, 2014

Number of notices mailed 10 days prior to Public Hearing: 35 to subject property owners; 33 to owners of property within 200 feet; and 30 to planning team members.

Registered Neighborhood Association(s) notified: None

There is no associated zoning case for this plan amendment request.

Current Zoning: R-6” Residential Single-Family District, “C-2” Commercial District, “C-3” General Commercial District, and “I-1” General Industrial District; all properties are also located within the “AHOD” Airport Hazard Overlay District