



City of San Antonio

Legislation Details (With Text)

File #: 15-4238
Type: Plan Amendment
In control: Planning Commission
On agenda: 8/12/2015
Title: PA 15071 (Council District 3): A request by Brown and Ortiz, for approval of a resolution to amend 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 283.27 acres of land out of NCB 4006, located at 16700 Block of South US HWY 281, from "County Tier" to "Suburban Tier". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps- PA2015071, 2. Aerial Map 15071, 3. PC Resolution - PA 15071

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15071
(Associated Zoning Case Number Z2015254)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Country Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Rockin R Western Wear, LLC

Applicant: Rockin R Western Wear, LLC by its Manager Jeanne Weeks

Representative: Brown and Ortiz

Location: Approximately 283.27 acres of land out of 4006, located at 16700 Block of South U.S. Highway 281

Total Acreage: 283.27

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Team - 38

Applicable Agencies: None

Transportation

Thoroughfare: US South HWY 281

Existing Character: Super Arterial Type B 200' - 250'

Proposed Changes: None

Public Transit:

None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: N/A

Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.

Strategy HOU-1.1: Encourage a mixed 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.

Comprehensive Land Use Categories

Country Tier: Generally: Large tract detached single-family housing; Served by well water and septic systems; Lots greater than 10 acres.

Example Zoning Districts:

RP, FR

Comprehensive Land Use Categories

Suburban Tier: Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadrplexes): townhouses, garden homes, and condominiums.

Example Zoning Districts:

NP-15, NP-10, NP 8, R-6, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD, UD

Land Use Overview

Subject Property

Future Land Use Classification

County Tier
Current Use
Vacant Lot

North
Future Land Use Classification
County Tier
Current Use
Vacant Lots, Farm Homes

East
Future Land Use Classification
OCL
Current Use
Outside the City of San Antonio Jurisdiction

South
Future Land Use Classification
County Tier
Current Use
Vacant Lots, Farm Homes

West
Future Land Use Classification
County Tier
Current Use
Vacant Lots, Farm Homes

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the 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 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 proposed Plan Amendment to Suburban Tier will provide for an array of housing choices for the Heritage South Sector community. The applicant requests this Plan Amendment change to Suburban Tier land use classification in order to develop a single-family subdivision, which is appropriate for the property's location off of Highway 281. The subject property is a 283.27 acre vacant parcel track. The property is zoned as "FR" Farm and Ranch. The proposed development meets the housing priority, values, and goals of the Heritage South Sector Plan. The Suburban Tier use classification is consistent with the land use designation of the Heritage South Sector Plan and compatible with the existing development pattern.

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 Plan Amendment to “Suburban Tier” will provide support for the development of new housing and allow the applicant to seek the appropriate zoning classification. The development of the subject property with the Suburban Tier use classification will contribute toward the Heritage South Sector Plan’s vision of compatibility by not significantly altering the existing development pattern. The “Suburban Tier” land use classification would support the goals of the Heritage South Sector Plan. The proposed change is not anticipated to pose any negative impact on adjacent neighboring uses or adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Suburban Tier will provide for the development of housing in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015254

Current Zoning: “FR” Farm and Ranch District.

Proposed Zoning: “R-5” Residential Single-Family District.

Zoning Commission Hearing Date: August 18, 2015