



City of San Antonio

Legislation Details (With Text)

File #: 17-5836
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/2/2017
Title: PLAN AMENDMENT CASE # 17076 (Council District 4): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Suburban Tier" on 90.77 acres out of CB 4298, located at 13886 Watson Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017259)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2017-11-02-0865

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 17076
(Associated Zoning Case Z2017259)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Update History: None

Current Land Use Category: "Country Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Linda Friesenhahn and David Friesenhahn

Applicant: Habitat for Humanity of San Antonio

Representative: Brown & Ortiz, P.C.

Location: 13886 Watson Road

Legal Description: 90.770 acres out of CB 4298

Total Acreage: 90.770

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Watson Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

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

LU-1.2 Promote multi-modal (walkable, bicycle friendly and transit oriented) integrated and compact neighborhood patterns where appropriate.

Comprehensive Land Use Categories

Land Use Category: “Country Tier”

Description of Land Use Category: RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

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

LOCATION: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Permitted Zoning Districts: RP, FR

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 **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.

Permitted 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, O-1.5, NC, C-1, C-2, C-2P, RD, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Country Tier

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant Lots

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant Lots, Residences, Oversized Vehicle Storage

Direction: South

Future Land Use Classification:

Country Tier and Suburban Tier

Current Land Use Classification:

Single-Family Residences and Vacant Lots

Direction: West

Future Land Use Classification:

Suburban Tier, Country Tier, Rural Estate Tier

Current Land Use:

Single-Family Residences and Vacant Lots

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend 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 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 applicant proposes to build a detached single-family residential development. The surrounding area is largely vacant with single-family residences on large lots with other uses. South of Loop 410 is primarily undeveloped, and would benefit from growth, which will eventually promote businesses to provide services to the surrounding future residences. This project is within scope of the Heritage South Sector Plan's vision to encourage a variety of housing types and densities, and is an appropriate fit for the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Heritage South Sector Plan Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017259

Current Zoning: "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017