



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1208  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/10/2018  
**Title:** PLAN AMENDMENT CASE # 18016 (Council District 3): A request by Mark Brown for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" and "Suburban Tier" to "Suburban Tier" on 100.349 acres out of CB 4167, located in the 3700 block of South Loop 1604 East. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2018062)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 18016  
(Associated Zoning Case Z2018062)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Plan Update History:** N/A

**Current Land Use Category:** "Rural Estate Tier" and "Suburban Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 10, 2018

**Case Manager:** Kayla Leal

**Property Owner:** Lonesome Dove Investment Group, LLC

**Applicant:** MBS Development Services, LLC

**Representative:** Mark S. Brown

**Location:** 3700 block of South Loop 1604 East

**Legal Description:** 100.349 acres out of CB 4167

**Total Acreage:** 100.349

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** TXDOT

**Transportation**

**Thoroughfare:** South Loop 1604 East

**Existing Character:** Freeway

**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

**Plan Goals:** HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

**Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:**

RESIDENTIAL - Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL - Neighborhood Commercial

Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

**Permitted Zoning Districts:** RP, RE, R-20, NC, O-1, C-1, RD

**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:** 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 (Conservation Subdivision), UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Rural Estate Tier” and “Suburban Tier”

**Current Land Use Classification:**

Vacant Land

Direction: North

**Future Land Use Classification:**

“General Urban Tier” and “Civic Center”

**Current Land Use Classification:**

Vacant Land and Elementary School

Direction: East

**Future Land Use Classification:**

“Specialized Center” and “Rural Estate Tier”

**Current Land Use Classification:**

FMC Technologies and Vacant Land

Direction: South

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Vacant Land

Direction: West

**Future Land Use Classification:**

“Rural Estate Tier” and “Suburban Tier”

**Current Land Use:**

Vacant Land and TSI Flow Products

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the “Suburban Tier” plan amendment in order to develop single-family residential homes. The subject property is located on vacant land off of South Loop 1604 East. The subject property is adjacent to a variety of land use designations such as “General Urban Tier” and “Civic Center” to the north, “Specialized Center” to the east, “Rural Estate Tier” to the south, and “Suburban Tier” to the west. There is Heavy Industrial zoning directly to the east of the subject property, but any likely adverse effects may be

mitigated with the proper buffer yard and setbacks. The request is supported by the Heritage South Sector Plan Housing Goal 2.3 which is to promote Heritage South as an area of choice for prospective home buyers.

**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: Z2018062**

Current Zoning: "RE" Residential Estate District and "C-2" Commercial District

Proposed Zoning: "R-5" Residential Single-Family District

Zoning Commission Hearing Date: January 16, 2018