



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6456

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/11/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600061 (Council District 3): A request by Brown and Ortiz, applicant, 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 "Country Tier" to "Specialized Center" on 426.485 acres out of NCB 15665, located at 15770 South US Highway 281. Staff recommends Approval. (Associated Zoning Case Z-2019-10700211) (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. 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 PA-2019-11600061  
(Associated Zoning Case Z-2019-10700211)

**SUMMARY:**

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

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

**Current Land Use Category:** "Country Tier"

**Proposed Land Use Category:** "Specialized Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 11, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** SA Miers, LTC

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** 15770 South US Highway 281

**Legal Description:** 426.485 acres on NCB 15665

**Total Acreage:** 426.485

**Notices Mailed**

**Owners of Property within 200 feet:** 20

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

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** US Highway 281 South

**Existing Character:** Super Arterial B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within 0.80 miles of the subject property.  
Routes Served: 42

**Comprehensive Plan**

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

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

**Plan Goals:**

- LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses
- Strategies ED-2.1 Support workforce development programs for targeted industries
- Goal ED-6 Market Heritage South as a business friendly environment

**Comprehensive Land Use Categories**

**Land Use Category:** “Country Tier”

**Description of Land Use Category:**

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

**Comprehensive Land Use Categories**

**Land Use Category:** “Specialized Center”

**Description of Land Use Category:**

- Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.
- The Specialized Center has three primary locations: surrounding the Toyota Motor Manufacturing Plant, and to the west of Southton Rd, near the rail road in the Northeast Quadrant.

- Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses.

**Permitted Zoning Districts:** O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Country Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Mitchell Lake Trailhead

Direction: East

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Mostly vacant, fireworks retail

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Country Tier

**Current Land Use:**

Mitchell Lake

**FISCAL IMPACT:**

None.

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

The property is not located a Regional Center or the Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Country Tier” to “Specialized Center” is requested in order to rezone the property to “I-2 AHOD” General Industrial Airport Hazardous Overlay District and “I-2” General Industrial District. This is consistent with the Heritage South Sector Plan’s objective to support workforce development programs for targeted industries. The future land use classification for the property is “Country Tier”, which is compatible with the existing uses surrounding Mitchell Lake. The proposed Plan Amendment to “Specialized

Center” is a compatible land use designation due to its location near an arterial and railroad.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the Heritage South Sector 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.

**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: Z-2019-10700211**

**CURRENT ZONING:** “FR AHOD” Farm and Ranch Airport Hazardous Overlay District and “FR” Farm and Ranch District

**PROPOSED ZONING:** “I-2 AHOD” General Industrial Airport Hazardous Overlay District and “I-2” General Industrial District

Zoning Commission Hearing Date: September 17, 2019