City of San Antonio

Legislation Details (With Text)

File #:	19-8125
Type:	Plan Amendment
In control:	Planning Commission
On agenda:	11/13/2019
Title:	PLAN AMENDMENT CASE PA-2019-11600076 (Council District 3): A request by Brown & Ortiz, representative, 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" and “Specialized Center” to "Specialized Center" on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Losoya and Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700274) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Plan Amendment PA-2019-11600076
(Associated Zoning Case Z-2019-10700274)

SUMMARY:
Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Country Tier” and “Specialized Center”

Proposed Land Use Category: “Specialized Center”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: November 13, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: SA Miers, LTC

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Generally located northeast at the intersection of Martinez Losoya and Pleasanton Road

Legal Description: 234.07 acres out of CB 4006

Total Acreage: 234.07

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Texas Department of Transportation; Department of Parks & Recreation

Transportation
Thoroughfare: Pleasanton Road
Existing Character: Collector
Proposed Changes: None Known

Thoroughfare: Martinez Losoya
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance 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:
Country Tier and Specialized Center
Current Land Use Classification:
Mitchell Lake

Direction: East
Future Land Use Classification:
Suburban Tier
Current Land Use Classification:
Vacant

Direction: South
Future Land Use Classification:
Country Tier
Current Land Use Classification:
Residential

Direction: West
Future Land Use Classification:
Country Tier and Natural Tier
Current Land Use:
Residential and Vacant

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" 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 with its characteristics by its location near an arterial and railroad. It also aligns with a recently approved Plan Amendment and Zoning Case to the northeast of the property.

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-2019-10700274
CURRENT ZONING: "FR" Farm and Ranch District
PROPOSED ZONING: "I-2" General Industrial District
Zoning Commission Hearing Date: November 19, 2019