



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3624  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 8/6/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600008 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Specialized Center" to "Mixed Use Center" on 202.807 acres out of CB 4007, generally located in the 11900 -12600 block of IH-37 South. Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z-2020-10700036)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Ordinance, 3. Field Notes, 4. Ordinance 2020-08-06-0490

Date	Ver.	Action By	Action	Result
8/6/2020	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment PA 2020-11600008  
(Associated Zoning Case Z-2020-11600036)

**SUMMARY:**

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

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

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 11, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Nabors Drilling Technologies USA, Inc.

**Applicant:** Bitterblue, Inc.

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

**Location:** Generally located between the 11900-12600 Block of IH-37 South

**Legal Description:** 202.807 acres out of CB 4007

**Total Acreage:** 202.807

**Notices Mailed**

**Owners of Property within 200 feet:**

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

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Interstate Highway 37 South

**Existing Character:** Interstate Highway

**Proposed Changes:** None known

**Public Transit:** VIA bus routes are not within walking distance.

**Routes served:** none

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:**

Housing Goals and Strategies

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

HOU-1.1 Encourage a mix 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

HOU-1.2 Encourage higher-density housing at strategic nodes

HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Residential: None

Non-Residential: Heavy Industrial, Business Park/Office

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

Related Zoning Districts:

O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SCD, QD

Summary: The Specialized Center has three primary locations: surrounding the Toyota Motor Manufacturing Plant, and to the west of Southtown Road, near the rail road in the Northeast Quadrant.

Location: Heavy Industrial uses should be located near expressways, arterials, and railroad lines. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

**Land Use Category:** "Mixed Use Center"

**Description of Land Use Category:**

Residential: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses

Nonresidential: Community Commercial, Office, Mixed Use

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses

Related Zoning Districts:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Location: Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Specialized Center"

**Current Land Use Classification:**

Undeveloped land

Direction: North

**Future Land Use Classification:**

"Suburban Tier"

**Current Land Use Classification:**

Undeveloped land

Direction: East

**Future Land Use Classification:**

"Suburban Tier" and "Rural Estate Tier"

**Current Land Use Classification:**

Commercial uses, single-family residential and a school

Direction: South

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Industrial uses

Direction: West

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Unzoned Right-of-Way

**FISCAL IMPACT:**

None

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

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Planning Commission (6-1) recommends Denial.

The requested Plan Amendment from “Specialized Center” to “Mixed Use Center” will allow the applicant to rezone to “MXD” Mixed District. Further, this will provide more consistency with the land use pattern in the area of Suburban Tier and Rural Estate Tier.

The Plan Amendment meets the goals of the Heritage South Sector Plan to advance the City of San Antonio Housing Goals and Strategies by providing support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410. Additionally, the proposed rezoning request advances the goals of the plan by providing Market Heritage South as a business friendly environment as well as land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

**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.
- 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-2020-10700036**

Current Zoning: "I-2" Commercial District

Proposed Zoning: "MXD" Residential Mixed District

Zoning Commission Hearing Date: May 19, 2020