



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1120  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/27/2021  
**Title:** PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4): A request by Jose Ortega, 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 "Suburban Tier" to "Agribusiness/RIMSE Tier" on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700229) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA2020-11600073  
(Associated Zoning Case Z2020-10700229)

**SUMMARY:**

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

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

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

**Proposed Land Use Category:** "Agribusiness RIMSE Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 27, 2021

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Jose Ortega

**Applicant:** Jose Ortega

**Representative:** Jose Ortega

**Location:** 13870 Watson Road

**Legal Description:** 2.48 acres out of CB 4298

**Total Acreage:** 2.48

**Notices Mailed**

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

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Watson Road

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None

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

**Routes Served:** None

**ISSUE:** None

**Comprehensive Plan**

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

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

**Plan Goals:**

**Goal ED-6:** Market Heritage South as a business-friendly environment

**Strategies:**

- ED-6.1 Create a brand for Heritage South building on the vision for the area
- ED-6.2 Publish promotional material that highlights the benefits of businesses locating in the area
- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

**Comprehensive Land Use Categories**

**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, quadplexes); townhouses, garden homes, and condominiums
- **Non-Residential:** Neighborhood and Community Commercial
  - **Generally:** Neighborhoods where detached retail services such as service stations, professional offices, bakeries,

**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 Category:** “Agribusiness RIMSE Tier”

**Description of Land Use Category:**

- **Residential:** Farm Homestead
  - **Generally:** Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing
- **Non-Residential:** Agriculture, Light Industrial, Manufacturing, Sports & Entertainment
  - **Generally:** Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L

**Land Use Overview**

Subject Property

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Cropland

Direction: North

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Cropland

Direction: East

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Cropland

Direction: South

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use Classification:** Cropland

Direction: West

**Future Land Use Classification:** "Suburban Tier"

**Current Land Use:** Cropland

**FISCAL IMPACT:** None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a regional center or a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant is seeking a Plan Amendment to rezone to "L S AHOD" Light Industrial with a Specific Use Authorization for a Welding Shop. The "L" Light Industrial District base zoning districts is a consistent with the "Agribusiness RIMSE Tier" land use category. This is a rural part of San Antonio, where farming and light industrial land uses are appropriate and are already in existence in the area. Additionally, the proposed land use and zoning support the goals of the Heritage South Plan for promoting low impact industry to the area and also promotes businesses to relocate to the area.

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: Z2020-10700229**

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop

Zoning Commission Hearing Date: February 2, 2021