



City of San Antonio

Agenda Memorandum

File Number:16-4868

Agenda Item Number: 16.

Agenda Date: 9/28/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 16072

(Associated Zoning Case Z2016246)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: General Urban Tier and Agribusiness/ RIMSE Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 28, 2016

Case Manager: Nylicah Acosta, Planner

Property Owner: Sonrisa Management, LLC

Applicant: Sonrisa Management, LLC

Representative: Brown & Ortiz, P.C.

Location: 13527 SW Loop 410

Legal Description: 88.719 acres out of NCB 18087

Total Acreage: 88.719 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Hunters Pond

Applicable Agencies: None

Transportation

Thoroughfare: SW Loop 410

Existing Character: Freeway

Proposed Changes: None

Public Transit:

There are no VIA bus stops close to the subject property.

ISSUE:

Plan Adoption Date: September 16, 2010

Update History: None

HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

Comprehensive Land Use Categories

General Urban Tier: Regional Center: RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadplexes, triplexes, and duplexes; townhouse (condominiums) **NON-RESIDENTIAL:** Neighborhood and Community Commercial Generally: Urbanized areas where frequent and/or attached

walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate **LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

RELATED ZONING DISTRICTS:

R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Agribusiness/RIMSE Tier: 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. **LOCATION:** Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

RELATED ZONING DISTRICTS:

FR, I-1, MI-1, BP, RP, L

Suburban Tier: 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, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets.

Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly. General Urban

RELATED 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

General Urban Tier and Agribusiness/RIMSE

Current Use

Vacant

North

Future Land Use Classification

None

Current Use

Freeway

East

Future Land Use Classification

General Urban Tier

Current Use

Vacant Lot

South

Future Land Use Classification

Agribusiness/RIMSE Tier

Current Use

Vacant Lot

West

Future Land Use Classification

General Urban Tier

Current Use

Residential

LAND USE ANALYSIS:**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 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 applicant requests this plan amendment and associated zoning change in order to construct single-family detached homes at a density of 9 units per acre. The proposed amendment to Suburban Tier will revitalize the area, while promoting growth, and economic development. The proposed amendment to Suburban Tier will complement the existing land use pattern as well as the character of the immediate area.

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, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is located in an area that is underdeveloped; this development would offer more housing to the community without negatively impacting the surrounding neighborhoods. The Suburban Tier land use classification would support the goals of the Heritage South sector plan, which aims to promote Heritage South as an area of choice for prospective homebuyers. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Suburban Tier will further enhance the surrounding area and entice prospective homebuyers to invest within Heritage South.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016246

Current Zoning: "FBZ AHOD" Form Base Zone Airport Hazard Overlay District and "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: October 4, 2016