



City of San Antonio

Agenda Memorandum

File Number:16-5122

Agenda Item Number: 10.

Agenda Date: 10/26/2016

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3 and 4

SUBJECT:

Plan Amendment 16076

(Associated Zoning Case Z2016259)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Suburban Tier and Agribusiness/RIMSE Tier

Proposed Land Use Category: Civic Center, Country Tier, and Rural Estate Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2016

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: Logan Sparrow

Location: Eleven properties within the Heritage South Sector Plan area.

Legal Description: 245.94 acres in Bexar County, Texas.

Total Acreage: 245.94

Notices Mailed

Owners of Property within 200 feet: 96

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Southwest ISD

Transportation

Thoroughfare: Interstate Loop 410

Existing Character: Highway

Proposed Changes: None known.

Public Transit: VIA does not operate transit routes in this area

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Land Use Category: Civic Center

Description of Land Use Category

Residential: Dormitories and/or student housing.

Non-Residential: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

Land Use Category: Country Tier

Description of Land Use Category

Residential: Large tract detached single-family housing.

Non-Residential: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers markets, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

Permitted Zoning Districts: RP, FR

Land Use Category: Agribusiness Tier

Description of Land Use Category

Residential: Large tract (25 acres or greater) detached single-family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

Non-Residential: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate.

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

Land Use Category: Rural Estate Tier

Description of Land Use Category

Residential: Large tract detached single-family housing.

Non-Residential: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C-1, RD

Land Use Category: Suburban Tier

Description of Land Use Category

Residential: Small and large tract attached and detached single-family; Multi-Family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

Non-Residential: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

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 (Conservation Subdivision), UD

Land Use Analysis

Most of the included properties are being annexed into the City of San Antonio after Agricultural Exemptions, as registered through the Bexar County Appraisal District, have been voided due to development or improvement on those properties. The proposed future land use amendments were developed following field surveys, and took into account recent plats, development trends, as well as the San Antonio Major Thoroughfare Plan.

The proposed future land use amendments are proposed to facilitate existing projects and to protect the integrity of the community as it is brought into the City of San Antonio.

ALTERNATIVES:

- 1.) Recommend denial of the plan amendment, as described above.
- 2.) Make an alternate recommendation to the plan amendment.
- 3.) Continue the request to a future date.

RECOMMENDATION: Staff recommends approval. The proposed amendment to the Heritage South Sector Plan takes into account existing development plans, the ability of the street infrastructure to support future growth, and will help to enhance the Heritage South area.