



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-1989

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**Agenda Item Number:** 9.

**Agenda Date:** 3/8/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA 17022

(Associated Zoning Case Z2017070)

**SUMMARY:**

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

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

**Current Land Use Category:** Natural Tier, RIMSE/Agribusiness Tier, and Suburban Tier

**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 08, 2017

**Case Manager:** Logan Sparrow, Principal Planner

**Property Owner:** Presto Tierra, LLC, PDC Preserve at Medina River, and CST Stations Texas, LLC

**Applicant:** Fermin Rajunov

**Representative:** Brown and Ortiz, PC

**Location:** Generally located southwest of the intersection of State Highway 16 and Watson Road.

**Legal Description:** 534.22 acres out of CB 4296, CB 4297, and CB 4298

**Total Acreage:** 534.22

### **Notices Mailed**

**Owners of Property within 200 feet:** 35

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

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** State Highway 16

**Existing Character:** Super Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Watson Road

**Existing Character:** Enhanced Secondary Arterial

**Proposed Changes:** None known

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

### **ISSUE:**

#### **Comprehensive Plan**

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

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

**Update History:** None

**Plan Goals:** Goal LU-5: A community that applies sustainable development patterns and principals.

LU-5.1: Integrate regional town centers that include commercial, retail, office, and institutional uses into the fabric of the community.

#### **Comprehensive Land Use Categories**

**Land Use Category:** Natural Tier

**Description of Land Use Category:**

Residential: None.

Non-Residential: Limited. Ancillary uses located within existing and man-made natural areas that support active and/or passive open space and residential uses.

**Permitted Zoning Districts:** RP, G

**Land Use Category:** RIMSE/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.

Non-Residential: 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 Category:** Suburban Tier

**Description of Land Use Category:**

Residential: Small and large tract attached and detached single-family; Multifamily housing (duplex, triplex, quadrplexes); townhouses, 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 Overview**

Subject Property

Future Land Use Classification: Natural Tier, Agribusiness/RIMSE Tier, and Suburban Tier

Current Land Use Classification: Vacant, Gas Station

Direction: North

Future Land Use Classification: Suburban Tier, Agribusiness/RIMSE Tier

Current Land Use Classification: Truck Depot

Direction: East

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Vacant, Agriculture

Direction: South

Future Land Use Classification: Natural Tier

Current Land Use Classification: Vacant, Agriculture

Direction: West

Future Land Use Classification: Suburban Tier, Country Tier

Current Land Use Classification: Vacant, Single-Family

### **Land Use Analysis**

The applicant is seeking a plan amendment to change the entire 534.22 acre area to Suburban Tier land uses. The applicant proposes a development with single-family uses, as well as commercial uses, that combine to create a large-area comprehensive development.

State Highway 16 is classified as a Type B Superarterial in the San Antonio Major Thoroughfare Plan and, with Watson Road, an Enhanced Arterial, combine to provide adequate access to and from the proposed development.

In all, a total of 434.24 acres are to be developed for residential uses, and 99.95 acres of commercial development. The proposed development is sensitive to a large floodplain area running along the Medina River - this area is designated a conservation area on the Master Development Plan.

### **ALTERNATIVES:**

- 1) Recommends denial of the plan amendment.
- 2) Make an alternate recommendation.
- 3) Continue the request to a future date.

### **FISCAL IMPACT:**

None

**RECOMMENDATION:** Staff recommends Approval. The request for a plan amendment would introduce a large-scale development within the Heritage South Sector planning area. The proposed development is sensitive to natural areas and is supported by two major thoroughfares at the north and east of the property.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017070**

Current Zoning: “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District, “RD-FDP AHOD” Rural Development Flex Development Plan Airport Hazard Overlay District, “RD-CS AHOD” Rural Development Conservation Subdivision Airport Hazard Overlay District  
Proposed Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District, and “C-2 AHOD” Commercial Airport Hazard Overlay District  
Zoning Commission Hearing Date: March 21, 2017