



City of San Antonio

Agenda Memorandum

File Number:18-1208

Agenda Item Number: 25.

Agenda Date: 1/10/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18016

(Associated Zoning Case Z2018062)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Update History: N/A

Current Land Use Category: “Rural Estate Tier” and “Suburban Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2018

Case Manager: Kayla Leal

Property Owner: Lonesome Dove Investment Group, LLC

Applicant: MBS Development Services, LLC

Representative: Mark S. Brown

Location: 3700 block of South Loop 1604 East

Legal Description: 100.349 acres out of CB 4167

Total Acreage: 100.349

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: TXDOT

Transportation

Thoroughfare: South Loop 1604 East

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby Routes.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

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

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category:

RESIDENTIAL - Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL - Neighborhood Commercial

Generally: 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, NC, O-1, C-1, RD

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, quadraplexes); 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

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:

“Rural Estate Tier” and “Suburban Tier”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“General Urban Tier” and “Civic Center”

Current Land Use Classification:

Vacant Land and Elementary School

Direction: East

Future Land Use Classification:

“Specialized Center” and “Rural Estate Tier”

Current Land Use Classification:

FMC Technologies and Vacant Land

Direction: South

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Vacant Land

Direction: West

Future Land Use Classification:

“Rural Estate Tier” and “Suburban Tier”

Current Land Use:

Vacant Land and TSI Flow Products

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the “Suburban Tier” plan amendment in order to develop single-family residential homes. The subject property is located on vacant land off of South Loop 1604 East. The subject property is adjacent to a variety of land use designations such as “General Urban Tier” and “Civic Center” to the north, “Specialized Center” to the east, “Rural Estate Tier” to the south, and “Suburban Tier” to the west. There is Heavy Industrial zoning directly to the east of the subject property, but any likely adverse effects may be mitigated with the proper buffer yard and setbacks. The request is supported by the Heritage South Sector Plan Housing Goal 2.3 which is to promote Heritage South as an area of choice for prospective home buyers.

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: Z2018062

Current Zoning: "RE" Residential Estate District and "C-2" Commercial District

Proposed Zoning: "R-5" Residential Single-Family District

Zoning Commission Hearing Date: January 16, 2018