



City of San Antonio

Agenda Memorandum

File Number:20-4356

Agenda Item Number: 24.

Agenda Date: 8/12/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment PA2020-11600044

(Associated Zoning Case Z2020-10700161)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: DHP Investments, Ltd.

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 13000 block of Watson Road

Legal Description: 18.042 acres out of CB 4295 and CB 4301

Total Acreage: 18.042 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Watson Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Titan Crossing

Existing Character: Local

Proposed Changes: None

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

ISSUE: None

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types

Goal HOU-1.1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area

Goal HOU-2.2: Promote sustainable quality housing and development through green building; site design; landscape techniques, and energy resources such as CPS Windtricity and Solartricity

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: 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.

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: “General Urban Tier”

Description of Land Use Category: 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.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-.15, C-1, C-2, C-2P, UD

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” and “Civic Center”

Current Land Use Classification: Cropland

Direction: South

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Cropland, ranch estates

Direction: West

Future Land Use Classification: “Suburban Tier” and “General Urban Tier”

Current Land Use: Ranch estates, vacant home, ice house

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 “MF-25” Low Density Multi-Family District to build a multi-family development. The proposed “General Urban Tier” is an established land use in the area, just across Watson Road from the subject property.

The following Sector Plan Criteria is also applicable:

- The recommended land use pattern identified in the Heritage South Sector Land Use 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.
- Creating activities that are not compatible with adjacent neighboring uses.
- 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: Z2020-10700161

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2020