



City of San Antonio

Agenda Memorandum

File Number:21-1622

Agenda Item Number: P-1.

Agenda Date: 2/18/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA2020-11600076

(Associated Zoning Case Z2020-10700273)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Agribusiness RIMSE Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 16, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Paul B. Carter

Applicant: Paul B. Carter

Representative: Brown & Ortiz, P.C.

Location: 21193 Lamm Road

Legal Description: 521.58 acres out of CB 4010

Total Acreage: 521.58

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base and Texas Department of Transportation

Transportation

Thoroughfare: Lamm Road

Existing Character: Local

Proposed Changes: None

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

Routes Served: None

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: “Agribusiness RIMSE Tier”

Description of Land Use Category:

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.

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

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 Overview

Subject Property

Future Land Use Classification: “Agribusiness RIMSE Tier”

Current Land Use Classification: Cropland

Direction: North

Future Land Use Classification: “Agribusiness RIMSE Tier”

Current Land Use Classification: Cropland

Direction: East

Future Land Use Classification: “Agribusiness RIMSE Tier”

Current Land Use Classification: Cropland

Direction: South

Future Land Use Classification: “Rural Estate Tier”

Current Land Use Classification: Cropland

Direction: West

Future Land Use Classification: “Rural Estate Tier”

Current Land Use: Cropland

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 and Planning Commission (7-0) recommend Approval.

The applicant is seeking a Plan Amendment to rezone to "MHC" Manufactured Housing Conventional District to build a manufactured home development. The Heritage South Sector Plan does not allow for "MHC" Manufactured Housing Conventional base zoning districts to be allowed in “Agribusiness RIMSE Tier,” hence the request for a Plan Amendment. The property is adjacent to residential uses to the south. The Suburban Tier land use is an appropriate land use transition from Rural Estate to Specialized Center.

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 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.
- 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: Z2020-10700273

Current Zoning: "FR" Farm and Ranch District

Proposed Zoning: "MHC" Manufactured Housing Conventional District

Zoning Commission Hearing Date: December 15, 2020