City of San Antonio

Agenda Memorandum

File Number:21-3003

Agenda Item Number: 6.

Agenda Date: 4/28/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Plan Amendment PA-2021-11600026
(Associated Zoning Case Z-2021-10700022)

SUMMARY:
Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Suburban Tier", "Agribusiness Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: April 28, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Benchmark Acquisitions, LLC

Applicant: Benchmark Acquisitions, LLC

Representative: James McKnight

Location: 11418 Blue Wing Road and 4345 Mickey Road

Legal Description: 120.31 acres out of CB 4007 and 57.20 acres out of, CB 4069B

Total Acreage: 177.51

Notices Mailed
Owners of Property within 200 feet: 28
Registered Neighborhood Associations within 200 feet: Southton Community Association
Applicable Agencies: None

Property Details
Transportation
Thoroughfare: Mickey Road
Existing Character: Secondary Arterial
Proposed Changes: None known

Thoroughfare: Blue Wing Road
Existing Character: Secondary Arterial
Proposed Changes: None known

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

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Heritage South Sector Plan
Plan Adoption Date: September 16, 2010
Goals:
• GOAL HOU-I: An array of housing choices throughout the area with an appropriate mix of densities and housing types

o Strategies 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
o Strategies HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

• GOAL HOU-2: Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
o Strategies HOU-2.3: Promote Heritage South as an area of choice for prospective home buyers

Comprehensive Land Use Categories
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, quadplexes); 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
LOCATION: 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, 0-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Land Use Category: "Agribusiness 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.
LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.
Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Land Use Overview
Subject Property
Future Land Use Classification:
Suburban Tier, Agribusiness Tier
Current Land Use Classification:
Agricultural

Direction: North
Future Land Use Classification:
Agribusiness Tier
Current Land Use Classification:
Agricultural, Photovoltaic Generating System

Direction: East
Future Land Use Classification:
None
Current Land Use Classification:
Interstate Highway

Direction: South
Future Land Use Classification:
Agribusiness Tier
Current Land Use Classification:
Agricultural

Direction: West
Future Land Use Classification:
Suburban Tier

Current Land Use Classification:
Single Family Housing

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not within a Regional Center, nor is it within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to "Suburban Tier." "Suburban Tier" land use currently exists on the western portion of the property, but the plan amendment would give the entire site a single consistent future land use category.

This is a three (3) phase project for single-family subdivision development and the applicant seeks consistent land use to "Suburban Tier". "Suburban Tier" land use provides zoning district alternatives such as "R-4," which is an appropriate density for the area and will provide housing options with good vehicular access, while not adding any additional permitted uses.

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: Z-2021-10700022
Current Zoning: "DR AHOD" Development Reserve Airport Hazard Overlay District
Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Zoning Commission Hearing Date: May 4, 2021