



City of San Antonio

Agenda Memorandum

File Number:15-1999

Agenda Item Number: 28.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15027

(Associated Zoning Case Number Z2015122)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Country Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 25, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Bexar County

Applicant: Kaufman & Killen

Representative: Kaufman & Killen

Location: Approximately 25.678 acres of land out of NCB 10915, located at the Southeast corner of Southton Road and Shane Road

Total Acreage: 25.678

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35

Applicable Agencies: None

Transportation

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Shane Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is no VIA mass transit in the immediate area.

ISSUE:

Plan Adoption Date: September 16, 2010

Update History: None

Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability

Comprehensive Land Use Categories

Country Tier: Residential: Rural Homestead **Generally:** Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. **Non-Residential:** Agriculture, Commercial **Generally:** Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

Example Zoning Districts:

RP, FR

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. **Residential** uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. **Non-residential** uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. 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.

Example 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
Country Tier
Current Use
Nursing Facility

North
Future Land Use Classification
Suburban Tier
Current Use
Commercial Uses and Single-Family Residences

East
Future Land Use Classification
Country Tier
Current Use
Bexar County Facilities

South
Future Land Use Classification
Country Tier
Current Use
Bexar County Facilities

West
Future Land Use Classification
Suburban Tier
Current Use
Single-Family Residences

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- 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 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.

While the Heritage South Sector Plan provides other areas with the requested land use classification, the subject property's location along Southton Road and its close proximity to Loop 410 makes the area appropriate for more intense residential and commercial development.

The applicant requests this plan amendment and associated zoning change in order to expand an existing nursing facility. The subject property was annexed January 9, 2014 and is currently zoned "FR", Farm and Ranch District. Nursing facilities uses are not permitted by right under this zoning district. Although the property has continuation of land use rights, per Chapter 211 of the Texas Local Government Code, Chapter 35, Unified Development Code states that newly annexed property must file for non-conforming use rights within 60 days and all proposed construction requires review by the Zoning Commission. Alternatively, newly annexed property may be rezoned to facilitate development. This plan amendment and zoning change will allow the appropriate expansion of the facility. The recommended Suburban Tier will provide consistency with

the adjacent Suburban Tier land use classification to the north and west and support the goals of the Heritage South Sector Plan of promoting compatibility and appropriateness between uses. The proposed amendment to Suburban Tier land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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.

The subject property's location on Southton Road and its close proximity to Loop 410 and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with the Suburban Tier land use, make it appropriate for the Suburban Tier classification. The Suburban Tier land use classification would support the goals of the Heritage South Sector Plan of protecting the existing residential neighborhoods, and discouraging developments of incompatible uses. The proposed amendment is not anticipated to adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The recommended Suburban Tier will provide consistency with the adjacent Suburban Tier land use classification to the north and west and support the goals of the Heritage South Sector Plan of promoting compatibility and appropriateness between uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015122

Current Zoning: "FR AHOD" Farm and Ranch Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 7, 2015