



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Plan Amendment PA-2022-11600120
(Associated Zoning Case Z-2022-10700029)

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: June 12, 2024
Case Manager: Kellye Sanders, Planning Coordinator
Property Owner: FLG Preserve, LLC
Applicant: Louis Poppoon Development & Consulting, Ltd.
Representative: Ortiz McKnight, PLLC
Location: 15895 South State Highway 16
Legal Description: 34.506 acres out of CB 4296 and CB 4297
Total Acreage: 34.506 acres

Notices Mailed

Owners of Property within 200 feet: 82
Registered Neighborhood Associations within 200 feet: N/A
Applicable Agencies: Planning Department, TxDOT

Transportation

Thoroughfare: State Highway 16 South
Existing Character: Primary Arterial
Proposed Changes: None known

Thoroughfare: Watson Road
Existing Character: Local
Proposed Changes: None known

Public Transit: There are no VIA transit options within walking distance.

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

Relevant Goals and Policies of the Heritage South Sector Plan:

- Goal ED-4 Heritage South established as a viable agricultural region
- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability
- LU-1.1 Promote preservation of natural and historic resources (e.g. Mitchell Lake Audubon Center and Wildlife Refuge Center) through conservation easements and strategic land acquisitions where appropriate
- LU-1.3 Promote nodal commercial development and community centers where various modes of transportation are accessible

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, quadruplexes); 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 Category: “General Urban Tier”

Description of Land Use Category:

RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadruplexes, triplexes, and duplexes; townhouse (condominiums)

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Agribusiness RIMSE Tier”

Current Land Use Classification:

Restaurant Supply Store, Trucking Company and Storage

Direction: East

Future Land Use Classification:

“Agribusiness RIMSE Tier”

Current Land Use Classification:

Concrete Product Supplier

Direction: South

Future Land Use Classification:

“Suburban Tier” and “Natural Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use:

Single-Family Residential Development

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Planning Commission recommends Approval.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” is requested to rezone the property to “MF-33” Multi-Family District. The proposed “General Urban Tier” is inappropriate and inconsistent with abutting land uses. Surrounding future land use designations consist of “Suburban Tier”, “Natural Tier”, and “Agribusiness RIMSE Tier” with large vacant lots in between industrial uses. Residential uses are not commonly located in close proximity to industrial uses. Additionally, the existing “C-2” Commercial District was purposefully zoned for commercial development along Poteet Jourdanton Highway to provide goods and services to existing and surrounding uses and act as buffer between the residential development and the industrial uses.

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 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 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700029

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

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: June 18, 2024