



City of San Antonio

Agenda Memorandum

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600069
(Associated Zoning Case Z-2021-10700208)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Natural Tier" and "Country Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 23, 2022

Case Manager: Summer McCann, Planner

Property Owner: Betty Jane Estess, Carrie Lyn Huntzinger, Kenneth Earl McOsker, Barbara Ann Norotny, Christi Lee Rudewick

Applicant: King Fish Development, LLC

Representative: Brown & Ortiz, PC

Location: 16735 South State Highway 16

Legal Description: 64.490 acres out of CB 4201 and CB 4202

Total Acreage: 64.490 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: South State Highway 16

Existing Character: Super Arterial Type B

Proposed Changes: None known

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

COMPREHENSIVE PLAN

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: Relevant goals/recommendations/strategies of the Heritage South Sector Plan may include:

- 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

ISSUE: None.

Comprehensive Land Use Categories

Land Use Category: “Natural Tier”

Description of Land Use Category: The Natural Tier serves as a connective use for the other tiers and centers. This tier includes floodplains, parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.

RESIDENTIAL: None

Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses

Permitted Zoning Districts: RP, G

Land Use Category: “Country Tier”

Description of Land Use Category: Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

RESIDENTIAL: Rural Homestead

Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.

Permitted Zoning Districts: RP, FR

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.

RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadrplexes); townhouses, garden homes, and condominiums

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 Overview

Subject Property

Future Land Use Classification: “Natural Tier” and “Country Tier”

Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Vacant Land

Direction: East

Future Land Use Classification: “Natural Tier” and “Country Tier” OCL (Outside City Limits)

Current Land Use Classification: Auto parts, single-family residential, commercial

Direction: South

Future Land Use Classification: OCL (Outside City Limits), “Country Tier”

Current Land Use Classification: Vacant land

Direction: West

Future Land Use Classification: “Natural Tier” and “Country Tier”

Current Land Use: Vacant land

FISCAL IMPACT: None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center and not within a premium transit corridor.

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.

The proposed land use amendment from “Natural Tier” and “Country Tier” is requested in order to rezone the property to “R-5” Residential Single-Family District. The proposed “Suburban Tier” land use designation is not appropriate given surrounding land uses. Although the property is primarily abutting vacant land, the surrounding area contains heavy industrial uses that would not be compatible with residential development.

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.
 - Creating activities that are not compatible with adjacent neighboring uses.
 - Significantly alter recreational amenities such as open space, parks, and trails.

On April 5, 2022, the Zoning Commission recommended Approval of the zoning change request.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700208

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

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: April 5, 2022.