



City of San Antonio

Agenda Memorandum

Agenda Date: May 4, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600010
(Associated Zoning Case Z-2023-10700035)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Rural Estate Tier" & "Suburban Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 8, 2022

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Lonesome Dove Investment Group, LLC

Applicant: Lonesome Dove Investment Group, LLC

Representative: Patrick Christensen, PC

Location: 3800 South Loop 1604

Legal Description: 4.131 acres out of CB 4167A

Total Acreage: 4.131

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: South Loop 1604

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Gus McCrae Lane

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- Goal ED-3 Agri-businesses with high technology and research in the Heritage South Sector
- ED-3.4 Encourage sustainable farming/gardening practices, such as the use of natural fertilizers and composting
- Goal ED-4 Heritage South established as a viable agricultural region
- Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties
- Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments
- Goal LU-5 A community that applies sustainable development patterns and principles
- LU-5.3 Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices

Comprehensive Land Use Categories

Land Use Category: "Rural Estate Tier"

Description of Land Use Category:

- RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre .
- NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

- Commercial uses to serve these low-density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, NC, O-1, C-1, RD

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, quadrplexes); 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

Comprehensive Land Use Categories

Land Use Category: "Regional Center"

Description of Land Use Category:

- **RESIDENTIAL:** High Density Generally: Attached single family and multifamily housing; Mid High rise condominium buildings, apartment complexes, and row houses
- **NON-RESIDENTIAL:** Regional Commercial, Office Generally: “Big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing
- **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2,C-2P, C-3 , UD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier
Current Land Use Classification:
Vacant

Direction: North
Future Land Use Classification:
Suburban Tier
Current Land Use Classification:
Vacant

Direction: East
Future Land Use Classification:
Specialized Center
Current Land Use Classification:
Industrial Park

Direction: South
Future Land Use Classification:
Suburban Tier
Current Land Use Classification:
Single-Family Residences

Direction: West
Future Land Use Classification:
Suburban Tier
Current Land Use:
Vacant

ISSUE:
None.

FISCAL IMPACT:
There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a half mile of a Premium Transit Corridor or within a Regional Center.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Suburban Tier” and “Rural Estate Tier” to “Regional Center” is requested in order to rezone the property to “C-3NA CD S” General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Outside Storage. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses along Gus McCrae Lane. Staff recommends “Regional Center” due to the some existing “Specialized Center” land use in the area. The location along the arterial of Gus McCrae Lane and withing close proximity of the IH-37 and Loop 1604 intersection make “Regional Center” appropriate for the area. The “Regional Center” would allow the proposed “C-3” General Commercial, while creating compatibility between the subject property and the surrounding area and limiting the intensity of future allowable uses.

Heritage South Sector

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 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700035

Current Zoning: "C-2" Commercial District

Proposed Zoning: "C-3 NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required)

Zoning Commission Hearing Date: April 4, 2023