



City of San Antonio

Agenda Memorandum

Agenda Date: September 13, 2023

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: September 13, 2023. This case was continued from May 24, 2023, June 14, 2023, and July 12, 2023.

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: FLG Preserve, LLC

Applicant: FLG Preserve, LLC

Representative: Brown and McDonald PLLC

Location: 15895 South State Highway 16

Legal Description: 34.506 acres out of CB 4296

Total Acreage: 34.506 acres

Notices Mailed

Owners of Property within 200 feet: 82

Registered Neighborhood Associations within 200 feet: There is no registered Neighborhood Association within 200 feet.

Applicable Agencies: Aviation and Texas Department of Transportation

Transportation

Thoroughfare: State Highway 16

Existing Character: Super Arterial Type B

Proposed Changes: None known

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known

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

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:

- Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadruplexes); townhouses, garden homes, and condominiums. 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: “General Urban Tier”

Description of Land Use Category:

- Generally: Small tract detached, Multi-Family (apartments, quadruplexes, triplexes, and duplexes; townhouse (condominiums). Community commercial uses in the General Urban Tier, which serve medium and high-density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

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:

Vacant

Direction: East

Future Land Use Classification:

“Agribusiness RIMSE Tier”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Natural Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use:

Single-Family Dwelling

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.

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.

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: July 18, 2023