



City of San Antonio

Agenda Memorandum

Agenda Date: March 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600016
(Associated Zoning Case Z-2022-10700051)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Agribusiness RIMSE Tier”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 23, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Southton OZ, LLC

Applicant: Southton OZ, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 14050 Southton Road

Legal Description: Lot 1, Block 3, NCB 16624

Total Acreage: 12.934 acres

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet: 20

Applicable Agencies: NA

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Elmendorf Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Interstate 37

Existing Character: Interstate Highway

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

COMPREHENSIVE PLAN

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

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

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-4 Establishment of districts through which the unique qualities of the area are protected

Goal LU-5 A community that applies sustainable development patterns and principles

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Agribusiness/ RIMSE (Research, Industrial, Manufacturing, Sport & Entertainment) Tier

Description of Land Use Category:

RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and

entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Land Use Category: General Urban Tier

Description of Land Use Category:

RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadraplexes, 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

LOCATION: 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: Agribusiness RIMSE Tier

Current Land Use Classification: Banquet Hall, Car Dealer, Empty Land

Direction: North

Future Land Use Classification: Agribusiness RIMSE Tier, Specialized Center

Current Land Use Classification: Empty Land, Storage, Hotel

Direction: East

Future Land Use Classification: Agribusiness RIMSE Tier, Suburban Tier

Current Land Use Classification: Empty Land

Direction: South

Future Land Use Classification: Agribusiness RIMSE Tier

Current Land Use Classification: Restaurant, Empty Land

Direction: West

Future Land Use Classification: Agribusiness RIMSE Tier, Suburban Tier

Current Land Use Classification: Convenience Store & Gas Station, Restaurant, UZROW

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “General Urban Tier” to rezone to “MF-25” Low Density Multi-Family District from the current “MF-18” Limited Density Multi-Family District. The proposed land use is appropriate for the area which is predominantly “Agribusiness RIMSE Tier”. The “General Urban Tier” designation would act as a transitional buffer between the two land uses, with intensity increasing towards the Corridor. The location of the proposed land use is also appropriate given its location at the intersection of a major arterial, an appropriate spot for medium and higher density residential uses. The area is also largely vacant with a strip business park that has been abandoned, the proposed land use change to “General Urban Tier” will allow development and consolidation of underutilized properties along Southton Road.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: “MF-18” Limited Density Multi-Family District

Proposed Zoning: “MF-25” Low Density Multi-Family District

Zoning Commission Hearing Date: April 5, 2022