



City of San Antonio

Agenda Memorandum

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600082

(Associated Zoning Case Z-2023-10700325)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2024

Case Manager: Joseph Leos, Zoning Planner

Property Owner: Juan Antonio & Maria Cruz Martinez

Applicant: Juan Antonio & Maria Cruz Martinez

Representative: Patrick Christensen

Location: 3628 South Loop 1604

Legal Description: 40.001 acres out of CB 4167

Total Acreage: 40.001

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: There are no registered neighborhood associations for the subject property.

Applicable Agencies: Planning, Texas Department of Transportation

Transportation

Thoroughfare: Gus McCrae Lane

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: South Loop 1604

Existing Character: Principal

Proposed Changes: None Known

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

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- Goal HOU 1 - An array of housing choices throughout the area with an appropriate mix of densities and housing types
- Strategies: HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/senior) within the area.
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Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category: Rural Estate Tier includes large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. 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, RD

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: Suburban Tier includes small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. 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, O-1.5, NC, C-1, C-2, C-2P, RD, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Elementary School & Apartments

Direction: East

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Residential Dwellings

Direction: South

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Vacant

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center and not within a ½ mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Rural Estate Tier” to “Suburban Tier” is requested to rezone the property to “C-2” Commercial District and “R-4” Residential Single-Family District, to develop residential dwelling units and to permit commercial uses on the property. The subject property is in a rural area, with an established low-density residential development pattern east of the property. The proposed “Suburban Tier” is compatible with the surrounding area and would introduce an appropriate level of density to the area. The subject property is south of Loop 1604 and is sizable in comparison to the surrounding properties. These physical characteristics are ideal for the introduction of additional density and commercial uses, and the proposal is consistent with the goals of the Strategic Housing Implementation Plan.

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-2023-10700325

Current Zoning: “RP CD S” Resource Protection District with a Conditional Use for two (2) dwelling units and a Specific Use Authorization for HUD-Code Manufactured Homes

Proposed Zoning: “R-4” Residential Single-Family District and “C-2” Commercial District

Zoning Commission Hearing Date: February 6, 2024