



City of San Antonio

Agenda Memorandum

Agenda Date: January 19, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600104
(Associated Zoning Case Z-2022-10700307)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Specialized Center” and “Regional Center”

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2022

Case Manager: Adolfo Gonzalez

Property Owner: Weatherford Artificial Lift System Inc.

Applicant: VersaTerra Development

Representative: Brown & Ortiz, PC

Location: generally located at 19000 block of Interstate Highway 37

Legal Description: on 38.48 acres out of CB 4136

Total Acreage: 38.48

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: TxDOT

Transportation

Thoroughfare: IH-37

Existing Character: Expressway

Proposed Changes: None known

Thoroughfare: East Loop 1604
Existing Character: Expressway
Proposed Changes: None known

Thoroughfare: Liedecke Road
Existing Character: Local
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:

- 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
- HOU-1.2 Encourage higher-density housing at strategic nodes
- HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

Comprehensive Land Use Categories

Land Use Category: “Specialized 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
- Heavy industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

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

Comprehensive Land Use Categories

Land Use Category: “Regional Center”

Description of Land Use Category:

- Residential: None
- Non-Residential: Heavy Industrial, Business Park/Office
- Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services
- Heavy industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form

of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted Zoning Districts: O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category:

- Residential: Medium to High Density
- Generally: Small tract detached, Multi-Family (apartments, quadruplexes, 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
- 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:

Specialized Center and Regional Center

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Specialized Center

Current Land Use Classification:

Drilling Contractor

Direction: East

Future Land Use Classification:

Specialized Center

Current Land Use Classification:

Hotel, Commercial property, and empty lot

Direction: South

Future Land Use Classification:

Regional Center

Current Land Use Classification:

Commercial truck station and empty lot

Direction: West

Future Land Use Classification:

General Urban Tier and Civic Center

Current Land Use:

Multi-Family Development and Elementary School

ISSUE: None

FISCAL IMPACT: None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from 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 and Planning Commission recommend Approval.

The proposed land use amendment from "Specialized Center" and "Regional Center" to "General Urban Tier" is requested to rezone the property to "R-4" Single-Family Residential District. This is consistent with the Heritage South Sector Plan's objective to develop high density housing near principal and arterial transportation routes and promote an area of choice for prospective home buyers. The proposed land use and zoning also allows for diversity of housing and housing alternatives for the area, which is consistent with the City's 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-2022-10700307

Current Zoning: "I-1" General Industrial District

Proposed Zoning: "R-4" Residential Single-Family District

Zoning Commission Hearing Date: December 6, 2022