



City of San Antonio

Agenda Memorandum

Agenda Date: April 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600018

(Associated Zoning Case Z-2023-10700070)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Specialized Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: City of San Antonio - San Antonio Water System

Applicant: Merit Commercial Real Estate

Representative: Ortiz McKnight PLLC

Location: 16795 South United States Highway 281

Legal Description: 108.318 acres out of CB 4006

Total Acreage: 108.318

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: South US Highway 281

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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 UTI-1 Utility policies that support land use policies
- Goal ED-6 Market Heritage South as a business friendly environment
- Goal NR-1 Preserve Medina and San Antonio Rivers, and continue to support linear parks
- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability

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: “Specialized Center”

Description of Land Use Category:

- **NON-RESIDENTIAL:** Heavy Industrial, Business Park / Office Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services
- **LOCATION** 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

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Specialized Center

Current Land Use Classification:

Truck Manufacturing

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

School

Direction: South

Future Land Use Classification:

Specialized Center and Country Tier

Current Land Use Classification:

Farm

Direction: West

Future Land Use Classification:

Specialized Center

Current Land Use:

Vacant

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 proposed land use amendment from “Suburban Tier” to “Specialized Center” is requested in order to rezone the property to "I-2" Heavy Industrial District. This is consistent with the Heritage South Sector Plan’s objective to create land uses that are compatible with neighboring properties and economic viability. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses along the South United States Highway 281 Corridor as is the requested “Specialized Center”. The proposed Plan Amendment to “Specialized Center” is a compatible transition for the “I-2” base zoning to the south and the “I-2” base zoning to the north. Also, the “Specialized Center” future land use classification will reduce the possibility of residential uses in a largely industrial area.

Heritage South 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-2023-10700070

CURRENT ZONING: "R-5" Residential Single-Family District

PROPOSED ZONING: "I-2" Heavy Industrial District

Zoning Commission Hearing Date: April 12, 2023