



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** June 14, 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:** June 14, 2023. This case was continued from May 24, 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, O-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: June 6, 2023