



City of San Antonio

Agenda Memorandum

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT PA-2021-11600097
(Associated Zoning Case Z-2021-10700271)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Regional Center"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 27, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: VersaTerra Development

Applicant: VersaTerra Development

Representative: Brown & Ortiz, PC

Location: Generally located in the 20000 Block of Eagle Ford Way

Legal Description: 2.458 acres out of CB 4136

Total Acreage: 2.458

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Eagle Ford Way

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance.

Routes Served: N/A

COMPREHENSIVE LAND USE PLAN

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: "Regional Center"

Proposed Land Use Category: "Specialized Center"

Plan Goals:

LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses

LU-2.3 Create a regional character incorporating building styles reflecting tradition and nature

LU-5.2 Cluster high intensity commercial in regional centers to reduce "strip development"

LAND USE CATEGORIES

Land Use Category: Regional Center

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

RELATED ZONING DISTRICTS: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Category: Specialized Center

RESIDENTIAL: None

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

RELATED 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: "Regional Center"

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: "Specialized Center"

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: "Regional Center"

Current Land Use Classification: School

Direction: South

Future Land Use Classification: “Regional Center”

Current Land Use Classification: Gas Station and Restaurant

Direction: West

Future Land Use Classification: “Civic Center”

Current Land Use Classification: Hotel

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 “Specialized Center” to rezone to “I-1” General Industrial for Long-Term Storage and Recreational Vehicle (RV) Storage. The proposed “Specialized Center” is consistent with the land use to the north and is also consistent with the surrounding “Regional Center” land use.

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: Z2021-10700271

Current Zoning: "C-3" General Commercial District
Proposed Zoning: "I-1" General Industrial District
Zoning Commission Hearing Date: November 2, 2021