



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 2, 2021

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600095  
(Associated Zoning Case Z-2021-10700269)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan  
**Plan Adoption Date:** September 16, 2010  
**Current Land Use Category:** Agribusiness RIMSE Tier  
**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 27, 2021  
**Case Manager:** Forrest Wilson, Planner  
**Property Owner:** QT South, LLC  
**Applicant:** First American Commercial Property Group (c/o Landon Kane)  
**Representative:** Killen, Griffin & Farrimond, PLLC  
**Location:** 11000 Block of South Highway 181  
**Legal Description:** Lot 3, Block 25, MCB 16623  
**Total Acreage:** 12.765

**Notices Mailed****Owners of Property within 200 feet:** 12**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** TxDOT**Transportation****Thoroughfare:** US Highway 181**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are not within walking distance of the subject property**Routes Served:** N/A**ISSUE:**

None

**COMPREHENSIVE PLAN:****Comprehensive Plan Component:** Heritage South Sector Plan**Plan Adoption Date:** September 16, 2010**Plan Goals:** Housing Goals and Strategies**Goal HOU-1:** An array of housing choices throughout the area with an appropriate mix of densities and housing types

- 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-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

**COMPREHENSIVE LAND USE CATEGORIES:****Land Use Category:** Agribusiness RIMSE Tier**Description of Land Use Category:** RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L**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

**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 OVERVIEW:**

Subject Property

**Future Land Use Classification:** Agribusiness RIMSE Tier

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** Agribusiness RIMSE Tier

**Current Land Use Classification:** Unknown business

Direction: East

**Future Land Use Classification:** ROW

**Current Land Use Classification:** Interstate

Direction: South

**Future Land Use Classification:** Agribusiness RIMSE Tier

**Current Land Use Classification:** Auto Sales

Direction: West

**Future Land Use Classification:** Specialized Center

**Current Land Use Classification:** Industrial Cementing Plant

## **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 “Suburban Tier” to rezone to “PUD MF-18” Planned Unit Development Limited Density Multi-Family for 89 units. The proposed “Suburban Tier” is appropriate along US HWY 181 and the size of the Planned Unit Development is consistent with the “Suburban Tier” land use. Additionally, the Heritage South Sector plan calls for an array of housing choices throughout the area and large lot development in rural areas.

**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: Z2021-10700269**

**Current Zoning:** “L AHOD” Light Industrial Airport Hazard Overlay District

**Proposed Zoning:** “PUD MF-18 AHOD” Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District

**Zoning Commission Hearing Date:** November 2, 2021