



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 8, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600010 (Associated Zoning Case Z-2023-10700035)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Current Land Use Category:** “Rural Estate Tier” & “Suburban Tier”

**Proposed Land Use Category:** "Agribusiness/RIMSE Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 8, 2022

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** Lonesome Dove Investment Group, LLC

**Applicant:** Lonesome Dove Investment Group, LLC

**Representative:** Patrick Christensen, PC

**Location:** 3800 South Loop 1604

**Legal Description:** 4.131 acres out of CB 4167A

**Total Acreage:** 4.131

**Notices Mailed****Owners of Property within 200 feet:** 25**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Planning Department, Texas Department of Transportation**Transportation****Thoroughfare:** South Loop 1604**Existing Character:** Collector**Proposed Changes:** None Known**Thoroughfare:** Gus McCrae Lane**Existing Character:** Secondary Arterial Type B**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:**

- Goal ED-3 Agri-businesses with high technology and research in the Heritage South Sector
- ED-3.4 Encourage sustainable farming/gardening practices, such as the use of natural fertilizers and composting
- Goal ED-4 Heritage South established as a viable agricultural region
- Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties
- Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments
- Goal LU-5 A community that applies sustainable development patterns and principles
- LU-5.3 Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices

**Comprehensive Land Use Categories****Land Use Category:** "Rural Estate Tier"**Description of Land Use Category:**

- RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre .
- NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate
- Commercial uses to serve these low-density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small

scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

**Permitted Zoning Districts:** RP, RE, R-20, NC, O-1, C-1, RD

### **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:** "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.
- **LOCATION:** Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L

## **Comprehensive Land Use Categories**

**Land Use Category:** "Regional 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
- **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

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

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Specialized Center

**Current Land Use Classification:**

Industrial Park

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use:**

Vacant

**ISSUE:****FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a half mile of a Premium Transit Corridor or within a Regional Center.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with a Alternate recommendation of Suburban Tier.

The proposed land use amendment from “Suburban Tier” and “Rural Estate Tier” to “Agribusiness/ RIMSE Tier” is requested in order to rezone the property to “L” Light Industrial District. This is not consistent with the Heritage South Sector Plan’s objective to institute land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. The proposed Plan Amendment to “Agribusiness/ RIMSE Tier” is not a compatible transition for the “R-5” base zoning to the south and the “C-2” base zoning to the north. The “Agribusiness/ RIMSE Tier” future land use classification dictates that its allowable Industrial and Commercial uses shall be located in Isolated areas with required Buffering. Therefore, the request would allow an increase in Intensity of uses directly abutting a Residential Area. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses along Gus McCrae Lane. Thus, Staff recommends keeping the property’s future land use classification as “Suburban Tier” and changing only the portion currently designated as “Rural Estate Tier” to “Suburban Tier”.

Staff’s recommendation of “Suburban Tier” would allow consistency between the subject property and the surrounding area, and limit the future allowability of intense uses.

**Heritage South Sector****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-2023-10700035**

Current Zoning: "C-2" Commercial District

Proposed Zoning: "L" Light Industrial District

Zoning Commission Hearing Date: March 21, 2023