



City of San Antonio

Agenda Memorandum

Agenda Date: September 25, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600061
(Associated Zoning Case Z-2024-10700195)

SUMMARY:

Comprehensive Plan Component: Texas A&M San Antonio Regional Center Plan

Plan Adoption Date: August 2024

Current Land Use Category: “Agricultural”

Proposed Land Use Category: “Residential Estate”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 25, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Daniel J. Garcia and Margie M. Garcia

Applicant: Margie M. Garcia

Representative: Joshua Garcia

Location: 225 Neal Road

Legal Description: Lot P-7A, CB 4180

Total Acreage: 2.655 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, TxDOT

Transportation

Thoroughfare: Neal Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Pleasanton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Texas A&M San Antonio Regional Center Plan

Plan Adoption Date: August 2024

Plan Goals:

- **Land Use Recommendation #2:** Maintain appropriate transitions in density and uses between the northern and southern portions of the plan area.
- **Land Use Strategy 2.1:** Property south of Mauermann Road should maintain the Light Industrial land use designation and related permitted zoning districts. Property north of Mauermann Road may be suitable for agricultural or limited commercial uses, on a small scale, where accessible from Mauermann Road.
- **Land Use Strategy 2.2:** Preserve the distribution of industrial and natural uses south of Mauermann Road by zoning property in this segment of the plan area to allow industrial, resource protection, or agricultural uses.

Comprehensive Land Use Categories:

Land Use Category: “Agricultural”

Description of Land Use Category: Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Permitted Zoning Districts: RP, FR

Comprehensive Land Use Categories:

Land Use Category: “Residential Estate”

Description of Land Use Category: Residential Estate includes large lot single-family detached houses on individual estate-sized lots or in conservation subdivisions. This form of development should be located away from major arterials, and can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would be up to 2 dwelling units per acre.

Permitted Zoning Districts: FR, R-20, RE, RP

Land Use Overview

Subject Property

Future Land Use Classification: “Agricultural”

Current Land Use Classification: Single-Family Dwellings

Direction: North

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Vacant Land

Direction: South

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Vacant Land

Direction: East

Future Land Use Classification: “Agricultural”

Current Land Use Classification: Residential Dwellings

Direction: West

Future land Use Classification: “Agricultural”

Current Land Use Classification: Residential Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

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 Plan Amendment from “Agricultural” to “Residential Estate” is requested to rezone the property to “R-20” Residential Single-Family District. The proposed “Residential Estate” is inappropriate and inconsistent with abutting land uses. The existing “Agricultural” land use preserves agricultural areas and protects valuable natural resources, which is characteristic of the large farm and ranch uses existing in surrounding area. The addition of “Residential Estate” land use to the area would introduce the potential for increased density of residential uses in the area. The property has been developed for single-family use which is permitted in the current “RP”

Resource Protection District and the existing “Agricultural” land use. The applicant seeks the land use change and rezoning in order to replat the property.

On September 17, 2024 the Zoning Commission recommended Approval of rezoning to “R-20” Residential Single Family District.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700195

Current Zoning: "RP" Resource Protection District

Proposed Zoning: "R-20" Residential Single-Family District

Zoning Commission Hearing Date: September 17, 2024