



City of San Antonio

Agenda Memorandum

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
PLAN AMENDMENT CASE PA-2025-11600029

SUMMARY:
Comprehensive Plan Component:
Plan Adoption Date:
Current Land Use Category:
Proposed Land Use Category:

BACKGROUND INFORMATION:
Planning Commission Hearing Date:
Case Manager:
Property Owner:
Applicant:
Representative:
Location:
Legal Description:
Total Acreage:

Notices Mailed
Owners of Property within 200 feet:
Registered Neighborhood Associations within 200 feet:
Applicable Agencies:

Transportation
Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:
Routes Served:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals:

- Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- Goal LU-5: A community that applies sustainable development patterns and principles.
 - o LU-5.3: 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: "Country Tier"

Description of Land Use Category: RESIDENTIAL: Rural Homestead Generally: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. NON-RESIDENTIAL: Agriculture, Commercial Generally: Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.

Permitted Zoning Districts: "RP, FR"

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.

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

Land Use Overview

Subject Property

Future Land Use Classification:

"Country Tier"

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

"Country Tier"

Current Land Use Classification:

Residential Single-Family Homes

Direction: East

Future Land Use Classification:

“Country Tier”

Current Land Use Classification:

Residential Single-Family Homes

Direction: South

Future Land Use Classification:

“Country Tier”

Current Land Use Classification:

Vacant Land

Direction: West

Future land Use Classification:

“Country Tier, Rural Estate Tier”

Current Land Use Classification:

Vacant Land

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

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

ALTERNATIVES:

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: