

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett A. White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Plan Amendment PA2022-11600081
(Associated Zoning Case Z2022-10700215)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Neighborhood Mixed-Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2022

Case Manager: Clint Eliason, Planning Coordinator

Property Owners: Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC

Applicant: City of San Antonio

Location: 5706 Coleman Way and 13592 Campground Road

Legal Description: 246.94 acres out of CB 4300

Total Acreage: 246.94 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Fischer Road

Existing Character: Enhanced Secondary Arterial (120’-142’)

Proposed Changes: None known

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

ISSUE:**Comprehensive Plan****Comprehensive Plan Component:** Heritage South Sector Plan**Plan Adoption Date:** September 16, 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-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties

Comprehensive Land Use Categories**Land Use Category:** Suburban Tier

Description of Land Use Category: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. 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, O-1.5, NC, C-1, C-2, C-2P, RD, UD

Land Use Category: Neighborhood Mixed-Use

Description of Land Use Category: contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small-scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with

this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification: Suburban Tier

Current Land Use: RV/MH Park

Direction: North

Future Land Use Classification: Suburban Tier

Current Land Use: Single-Family Residential, Commercial

Direction: East

Future Land Use Classification: Suburban Tier, General Urban Tier

Current Land Use: Single-Family Residential, Undeveloped Land

Direction: South

Future Land Use Classification: Suburban Tier

Current Land Use: Single-Family Residential, Undeveloped Land

Direction: West

Future Land Use Classification: Suburban Tier

Current Land Use: Undeveloped Land

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The subject properties currently have a Recreational Vehicle/Mobile Home (RV/MH) Park and are located at 5706 Coleman Way and 13592 Campground Road. The properties are within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 4. The proposed development is a Mixed-Use Recreational Park for enhanced RV/MH/Camping and will also add expanded facilities and amenities, including, resort pools, splash pad, BBQ areas, walking paths, clubhouses/pavilions, sports courts, and dog parks.

The landowners also submitted a petition to the City requesting voluntary annexation to expand development on the subject properties. In addition, the landowners are seeking this annexation to obtain City services, such as, police and fire services, which already benefit surrounding properties which were previously annexed. The annexed property will be in City Council

District 4. The proposed plan amendment and zoning case are being processed concurrently with the proposed annexation.

The adopted future land use is “Suburban Tier”. The requested “MXD” (Mixed-Use District) base zoning will require a plan amendment to a “Neighborhood Mixed-Use” future land use category. The requested land use and zoning are similar to development in the area, most of which is within the city limits, and the subject property’s location along Fischer Road and its close proximity to Interstate Highway 35 South make the area appropriate for more RV/Camping development, while preserving the natural surroundings. This area will be further studied, and Planning Department staff will have opportunity to address land use and zoning once the future SA Tomorrow Far Southwest Area Plan is completed.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700215

Current Zoning: The properties do not currently have zoning due to them being outside city limits.

Proposed Zoning: “MXD” Mixed-Use District

Zoning Commission Hearing Date: November 1, 2022