



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment PA-2023-11600038  
(Associated Zoning Case Z-2023-10700148)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan  
**Plan Adoption Date:** September 16, 2010  
**Current Land Use Category:** "Natural Tier" and "Country Tier"  
**Proposed Land Use Category:** "Country Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 12, 2023  
**Case Manager:** Camryn Blackmon, Zoning Planner  
**Property Owner:** James R. Carter, Manager, MEDINA DEL REY QOZB LLC  
**Applicant:** James R. Carter, Manager, MEDINA DEL REY QOZB LLC  
**Representative:** Bill Kaufman, The Kaufman Group  
**Location:** 7983 Neal Road  
**Legal Description:** 108.64 acres out of CB 4180  
**Total Acreage:** 108.64 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** There is no registered Neighborhood Association in the area.

**Applicable Agencies:** Parks and Recreation Department and Planning Department

**Transportation****Thoroughfare:** Neal Road**Existing Character:** None**Proposed Changes:** None Known**Thoroughfare:** Pleasanton Road**Existing Character:** Enhanced Secondary Arterial**Proposed Changes:** None Known**Public Transit:** There is no public transit within walking distance of the property.**Comprehensive Plan****Comprehensive Plan Component:** Heritage South Sector Plan**Plan Adoption Date:** September 16, 2010**Plan Goals:****Relevant Goals and Strategies of the Heritage South Sector Plan may include:**

- Goal UTI-1: Abundant opportunities for developing renewable energy resources.
- UTI-2.1 Promote solar energy utilization – including small scale household solar panel installation and large scale commercial solar farms.
- Goal UTI-3: Floodplains maintained as natural drainage way.
- NR-1.2 Promote development that preserves the natural settings along the rivers and linear parks.
- NR-4.3 Protect floodplains and preserve natural river and creek banks

**Comprehensive Land Use Categories****Land Use Category:**

“Natural Tier”

**Description of Land Use Category:**

- Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses.

**Permitted Zoning Districts:**

RP, G

**Land Use Category:**

“Country Tier”

**Description of Land Use Category:**

- 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

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Natural Tier” and “Country Tier”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Natural Tier”

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Trucking Company

Direction: South

**Future Land Use Classification:**

“Country Tier”

**Current Land Use Classification:**

Cattle Farm

Direction: West

**Future Land Use Classification:**

“Natural Tier”

**Current Land Use:**

Vacant

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

Subject property is located within the Texas A&M - San Antonio Regional Center, but is not within ½ a mile from the Premium Transit Corridor.

### **ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff Recommends Approval.

The proposed land use amendment from “Natural Tier” to “Country Tier” is requested to rezone the property to “FR” Farm and Ranch District for the intended use of a solar farm. The proposed “Country Tier” land use is consistent with the development pattern and is compatible with surrounding land uses of “Country Tier” and “Natural Tier.” The request aligns with the goals of Heritage South Sector Plan by providing development that preserves the environment and promotes renewable energy resources.

**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-2023-10700148**

Current Zoning: "RP" Resource Protection District

Proposed Zoning: "FR" Farm and Ranch District

Zoning Commission Hearing Date: July 18, 2023