



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700148

(Associated Plan Amendment PA-2023-11600038)

SUMMARY:

Current Zoning: "RP" Resource Protection District and "RP AHOD" Resource Protection Airport Hazard Overlay District

Requested Zoning: "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Medina Del Rey QOZB LLC

Applicant: Medina Del Rey QOZB LLC

Representative: 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:** N/A**Applicable Agencies:** Parks and Recreation Department and Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61622, dated January 4, 2003, and was originally zoned "DR" Development Reserve District. The property was rezoned by Ordinance 99088, dated April 15, 2004, to the current "RP" Resource Protection District.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "MI-2"**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** "RP"**Current Land Uses:** Trucking Company**Direction:** South**Current Base Zoning:** "RP"**Current Land Uses:** Cattle Farm**Direction:** West**Current Base Zoning:** "RP"**Current Land Uses:** Vacant**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

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.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for most utility-oriented uses are 1 parking space per employee.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "RP" Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

Proposed Zoning: "FR" Farm and Ranch District preserves rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

FISCAL IMPACT:
None.

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 any Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as "Natural Tier" and "Country Tier" in the future land use component of the plan. The requested "FR" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Country Tier". Staff and Planning Commission recommend Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The existing “RP” Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed "FR" Farm and Ranch District is also appropriate. The proposed rezoning to the “FR” Farm and Ranch base zoning district is to develop a Solar Farm and will not adversely impact surrounding properties. Additionally, the request provides development resources that strive to create renewable energy resources.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the Heritage South Sector Plan.

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
6. **Size of Tract:** The 108.64-acre site is of sufficient size to accommodate the proposed commercial development.
 7. **Other Factors:** The applicant intends to use the property for a solar farm.