



City of San Antonio

Agenda Memorandum

Agenda Date: August 17, 2023

In Control: City Council

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 and Planning Commission Recommend 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