



City of San Antonio

Agenda Memorandum

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment Case PA-2023-11600043
(Associated Zoning Case Z-2023-10700166)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan
Plan Adoption Date: September 16, 2010
Current Land Use Category: "Agribusiness/RIMSE Tier"
Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 13, 2023
Case Manager: Adolfo Gonzalez
Property Owner: Jacob Collier
Applicant: Jacob Collier
Representative: Jacob Collier
Location: 14520 Pleasanton Road
Legal Description: 1.0 acres out of CB 4005
Total Acreage: 1.0

Notices Mailed

Owners of Property within 200 feet: 9
Registered Neighborhood Associations within 200 feet: N/A
Applicable Agencies: Planning Department

Transportation

Thoroughfare: Pleasanton Road
Existing Character: Secondary Arterial
Proposed Changes: None known.

Thoroughfare: Mauermann Road
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.
- HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
- HOU-1.2 Encourage higher-density housing at strategic nodes.

Comprehensive Land Use Categories:

Land Use Category: Agribusiness/RIMSE Tier

Description of Land Use Category: RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing.

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Land Use Category: Suburban Tier

Description of Land Use Category: RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multifamily housing (duplex, triplex, quadruplexes); townhouses, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

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 (Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Residential Use

Direction: North

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Single-Family Residence

Direction: East

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Lake

Direction: South

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Single-Family Residence

Direction: West

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Single-Family Residence

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within any Regional Centers and is not within a ½ mile of any Premium Transit Corridors.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

On August 15, 2023 the Zoning Commission recommended Approval of the rezoning request.

The proposed land use amendment from “Agribusiness/RIMSE Tier” to “Suburban Tier” is requested to rezone the property to “MHC” Manufactured Home Conventional District. The proposed “Suburban Tier” is not consistent with abutting land uses. The “Agribusiness/RIMSE Tier” is the predominant land use category for the area in which the subject property is located.

The “Agribusiness/RIMSE Tier” land use classification is intended to support agriculture and light industry uses that are generally located in isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. Agriculture uses are permitted throughout the tier.

The “Suburban Tier” land use classification is generally located at the intersections of high traffic

arterials and/or collectors streets and should be pedestrian friendly. The land use classification of “Suburban Tier” is not consistent with the existing surrounding properties.

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-2023-10700166

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

Proposed Zoning: "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District

Zoning Commission Hearing Date: August 15, 2023