



City of San Antonio

Agenda Memorandum

Agenda Date: October 11, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Niño

COUNCIL DISTRICTS IMPACTED: ETJ, District 3, and District 4

SUBJECT:
PLAN AMENDMENT CASE PA-2023-11600067
(Associated Zoning Case Z-2023-10700263)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “Natural Tier”, “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “General Urban Tier”, “Agribusiness/RIMSE Tier”, “Regional Center”, and “Specialized Center”

Proposed Land Use Category: “Country Tier”, “Rural Estate Tier”, “Suburban Tier”, “General Urban Tier”, and “Agribusiness/RIMSE Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 11, 2023

Case Manager: Clinton Eliason, Planning Coordinator

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: Clinton Eliason, Planning Coordinator

Location: Multiple addresses generally located south of Loop 410 between Pearsall Road and US Highway 181 South

Legal Description: CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4136, CB 4167-1, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4296, CB 4298, CB 4298D, CB 4300, CB 4301, NCB 14569, NCB 16622, and NCB 16627

Total Acreage: Approximately 1510.721 acres

Notices Mailed

Subject Property Owners: 43

Owners of Property within 200 feet: 575

Registered Neighborhood Associations within 200 feet: Southton Community Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Fischer Rd

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Von Ormy Rd

Existing Character: Local

Proposed Changes: None

Thoroughfare: Quesenberry Rd

Existing Character: Local

Proposed Changes: None

Thoroughfare: Old Somerset Rd

Existing Character: Local

Proposed Changes: None

Thoroughfare: Watson Rd

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Howard Rd

Existing Character: Local
Proposed Changes: None

Thoroughfare: Applewhite Rd
Existing Character: Enhanced Secondary Arterial
Proposed Changes: None

Thoroughfare: S Loop 1604
Existing Character: Freeway
Proposed Changes: None

Thoroughfare: Campbellton Rd
Existing Character: Secondary Arterial Type A
Proposed Changes: None

Thoroughfare: IH 37
Existing Character: Freeway
Proposed Changes: None

Thoroughfare: Blue Wing Rd
Existing Character: Rural Roadway
Proposed Changes: None

Thoroughfare: Espada Rd
Existing Character: Local
Proposed Changes: None

Public Transit:
Plan Area 12 - Routes 40 and 42

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

ISSUE:
None.

FISCAL IMPACT:

There is no fiscal impact. This is a city-initiated case.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The City of San Antonio (City) completed limited purpose annexation of the south side area with the dissolution of the City South Management Authority in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, the Texas Local Government Code (LGC) required cities to offer Development Agreements to owners of properties which were appraised for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land (“agricultural”) as designated by the Bexar Appraisal District (BCAD). Prior to the annexations, the owners of agricultural properties entered into Development Agreements with the City. These Agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property if the property owner continued the use as described in the terms of the agreement.

These agricultural Agreements expire on January 19, 2024. Currently, there are 135 properties, totaling approximately 4,205.72 acres or 6.571 square miles, have these Agreements. Of these properties, 43 properties totaling approximately 1510.721 acres are proposed for plan amendments to ensure the future land use aligns with the Heritage South Sector Plan and current use.

After annexation is completed, the landowners will gain the advantages of being within the City, such as, police and fire services, and other City services which already benefit surrounding properties. The subject properties will be located in City Council Districts 3 and 4.

The proposed Plan Amendment and zoning cases are being processed concurrently with the proposed annexation. Staff conducted site visits and compiled information for each subject property consisting of the current land use designation, current use, and Bexar County Appraisal District (BCAD) property data to prepare the plan amendment and associated rezoning proposal. This area will be further studied, and Planning Department staff will have opportunity to address future land use and re-zoning once the future SA Tomorrow South, Far South, and Far Southwest Community Area Plans are completed.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2023-10700263

Current Zoning: “OCL” Outside the City Limits, “C-2” Commercial District, “MF-25” Low Density Multi-Family District, “RD” Rural Development District, “FR” Farm and Ranch District, and “RP Resource Protection District

Proposed Zoning: “FR” Farm and Ranch District, “RE” Residential Estate District, “RP” Resource Protection District, “RP S” Resource Protection District with Specific Use Authorization for a HUD-Code Manufactured Home, “RP CD S” Resource Protection District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for a HUD-Code Manufactured Home, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for 2 Dwelling Units, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-8 CD” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units, “NP-8 CD S” Neighborhood Preservation District with a

Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “C-2” Commercial District, “L” Light Industrial District, “RE CD S” Residential Estate with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “C-3” General Commercial District, “BP” Business Park, and “RE S” Residential Estate with a Specific Use Authorization for a HUD-Code Manufactured Home, including “MPOD-4” Mission Protection Overlay District, “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, “MLR-2” Lackland Military Lighting Region-2, and World Heritage Buffer Zone where applicable

Zoning Commission Hearing Date: November 7, 2023