



City of San Antonio

Agenda Memorandum

Agenda Date: July 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 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: July 26, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Teresa Isabel & Michael Lee Collier

Applicant: Jacob Eli Collier

Representative: Jacob Collier

Location: 14520 Pleasanton Road

Legal Description: 5.00 acres out of CB 4005

Total Acreage: 5.00

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: Enhanced 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, quadrplexes); 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: Residential Use

Direction: East

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Residential Use

Direction: South

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Lake

Direction: West

Future Land Use Classification: Agribusiness/RIMSE Tier

Current Land Use Classification: Residential Use

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity To Regional Center/Premium Transit Corridor:

The subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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.

Surrounding land use designations consist of “Agribusiness/RIMSE Tier”. Properties with land use designation of “Suburban Tier” are permitted Neighborhood and Community Commercial uses that should not encroach into residential areas or interfere with the character of nearby residential areas. Areas with “Suburban Tier” are generally located at the intersections of arterials and/or collectors streets and should be pedestrian friendly. The land use classification of

“Suburban Tier” is not compatible or consistent with the existing surrounding properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

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 1, 2023