



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment Case PA2022-11600065 (Associated Zoning Case Z2022-10700020)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 23, 2022

Case Manager: Joshua Jaeschke, Senior Planner

Property Owner: Juan A. Martinez and Maria Cruz Martinez

Applicant: City of San Antonio

Location: Generally located southwest of the intersection of South Loop 1604 E and IH 37 S

Legal Description: Lot 1, Block 1, CB 4167A

Total Acreage: 40.00 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: South Loop 1604

Existing Character: Expressway

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval

The subject property is currently undeveloped and generally located west of the intersection of Campbellton Road and South Loop 1604, in the City's Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 3. The property owner submitted a petition to the City of San Antonio requesting voluntary annexation to develop the subject properties for a single-

family residential subdivision. The property owner is seeking annexation to acquire trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed property will be in City Council District 3. The proposed Plan Amendment and zoning case are being processed concurrently with the proposed annexation. The adopted future land use is “Rural Estate Tier”. The requested “R-4” (Single-Family Residential) base zoning district will require a plan amendment to a “Suburban Tier” future land use category. The requested land use and zoning is similar to development in the area, all of which is within the city limits. This area will be further studied and Planning Department staff will have an opportunity to address land use and zoning during development of the future SA Tomorrow Far South Community Area Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700065

Current Zoning: The property does not currently have zoning due to it being outside city limits.

Proposed Zoning: “R-4” Residential Single-Family Residential District

Zoning Commission Hearing Date: April 5, 2022