

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett A. White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Plan Amendment PA2022-11600077
(Associated Zoning Case Z2022-10700206)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Rural Estate Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2022

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Cathy Sue Hosek

Applicant: City of San Antonio

Location: 7251 Heuermann Road

Legal Description: 10.58 acres out of CB 4727

Total Acreage: 10.58 acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas

Applicable Agencies: None

Transportation

Thoroughfare: Heuermann Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

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

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Strategies: LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.

HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

Comprehensive Land Use Categories

Land Use Category: Rural Estate Tier

Description of Land Use Category: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. Commercial uses to serve these low-density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, NC, O-1, C-1, RD

Land Use Category: Suburban Tier

Description of Land Use Category: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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, UD

Land Use Overview

Subject Property

Future Land Use Classification: Rural Estate Tier

Current Land Use: Single-Family Residence

Direction: North

Future Land Use Classification: Natural Tier

Current Land Use: Park

Direction: East

Future Land Use Classification: Suburban Tier, General Urban Tier, Rural Estate Tier

Current Land Use: Undeveloped Land

Direction: South

Future Land Use Classification: Suburban Tier, Rural Estate Tier, Natural Tier

Current Land Use: Mixed and Single-Family Residential, Undeveloped Land

Direction: West

Future Land Use Classification: Natural Tier

Current Land Use: Undeveloped Land

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The subject property currently has a single-family residence and is located at 7251 Heuermann Road. The property is partially within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) adjacent to City Council District 8, with the remaining portion inside city limits and within City Council District 8. The property owner submitted a petition to the City requesting voluntary annexation to develop the subject properties for a single-family residential project (6.6 units/acre). 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 8. 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 "PUD RM-4" (Residential Mixed Planned Unit Development) base zoning district will require a plan amendment to a "Suburban Tier" future land use category. The requested land use and zoning are similar to development in the area, all of which is within the city limits, and the subject property's location along Heuermann Road and its close proximity to Interstate Highway 10 make the area appropriate for more intense residential development. This area will be further studied, and Planning Department staff will have opportunity to address land use and zoning once the future SA Tomorrow Northwest Community Area Plan is completed.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2022-10700206

Current Zoning: A portion of the property does not currently have zoning due to it being outside city limits. The portion inside city limits is zoned “RE” Residential Estate District and “R-6” Single-Family Residential.

Proposed Zoning: “PUD RM-4” Residential Mixed Planned Unit Development District

Zoning Commission Hearing Date: September 20, 2022