

# Public Hearing and Consideration for Property Generally Located at 7251 Heuermann Road

- Proposed Annexation of 5.30 Acres
- Plan Amendment and Zoning of 10.58 Acres

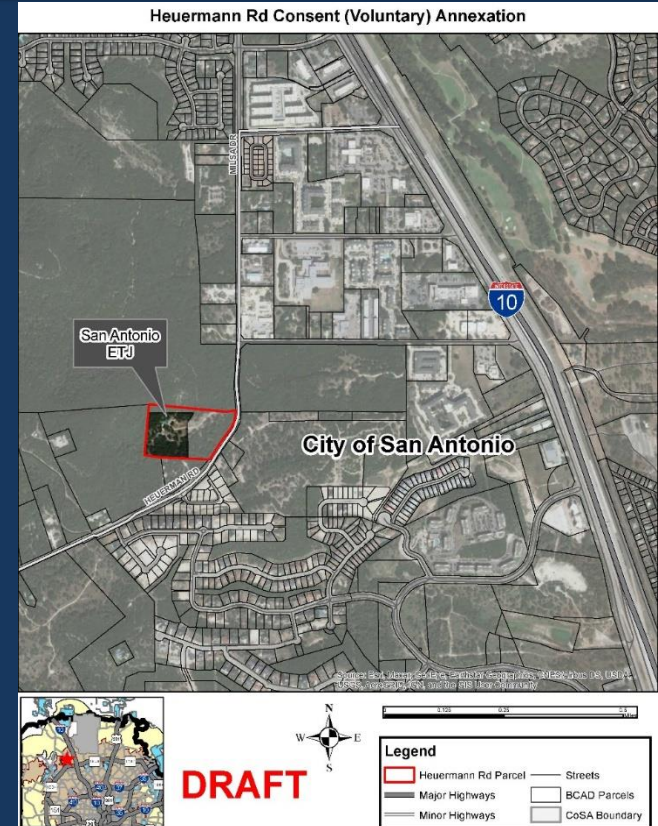
City Council 'A' Session  
Agenda Items #45, 46, & 47  
October 20, 2022

Rudy Nino, Jr., AICP  
Assistant Director  
Planning Department



# Heuermann Road Property Annexation

- 5.30 acres (one tract) of land currently has one single-family residence
- Located at 7251 Heuermann Road
- Owner (Cathy Sue Hosek) signed a development agreement in 2017
- Requesting annexation for proposed residential development
- Residential Mixed Planned Unit Development (PUD RM-4)
- Land Use change from Rural Estate Tier to Suburban Tier



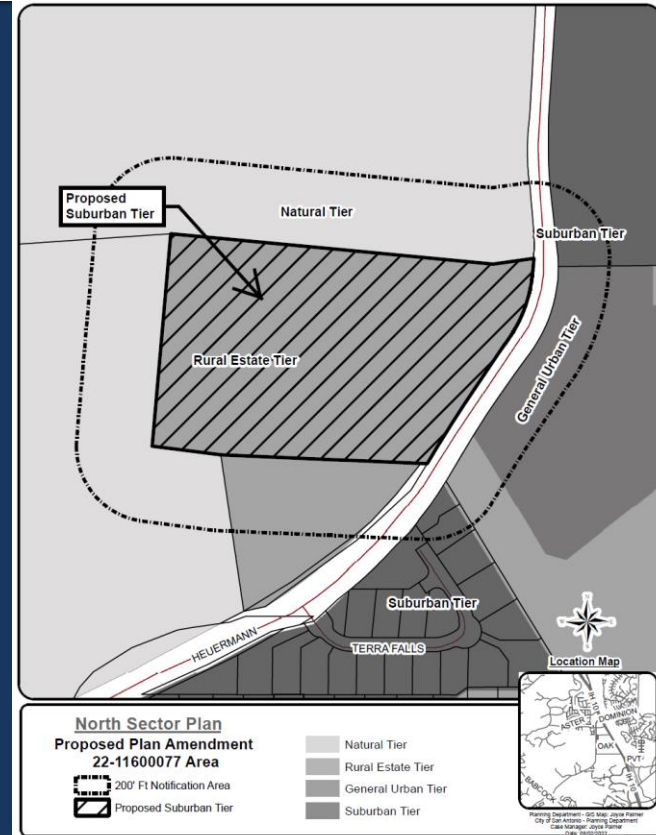
# Service Agreement Analysis & Development

- Required by state law for all annexations. Addresses city services to be implemented.
- Service Agreement includes police, fire, solid waste, recycling, streets, sidewalks, parks and library services as well as capital improvements.



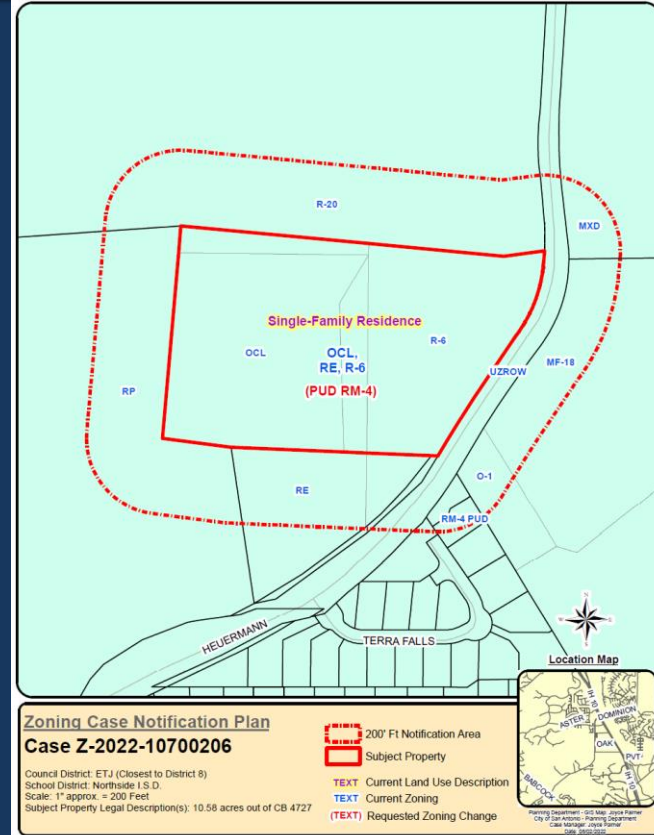
# PA 2022 – 11600077

- 7 Notices Mailed
  - 2 in Favor
  - 1 in Opposition; 11 in opposition outside 200 feet
  - Friends of San Antonio Natural Areas in non-opposition
- Currently “Rural Estate Tier”
- Proposed “Suburban Tier” in the North Sector Plan



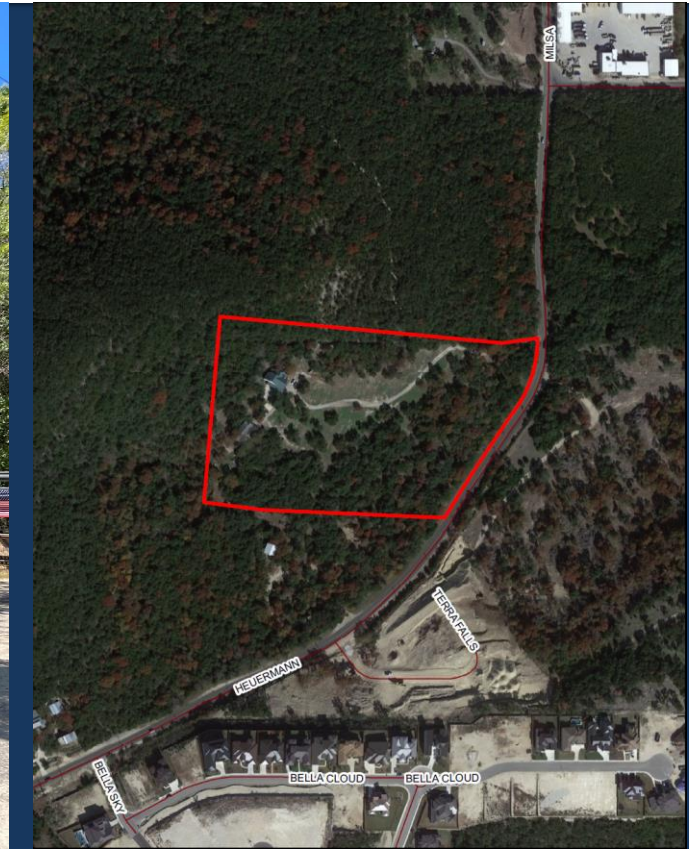
# Z2022 – 10700206

- 7 Notices Mailed
  - 2 in Favor
  - 1 in Opposition; 11 in opposition outside 200 feet
  - Friends of San Antonio Natural Areas is in non-opposition





# Subject Property and Aerial



# Z2022 – 10700206

## ■ Current:

- “**OCL MSAO-1**” Outside City Limits Military Sound Attenuation Overlay District
- “**RE MLOD-1 MLR-1 MSAO-1**” Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District
- “**R-6 MLOD-1 MLR-1 MSAO-1**” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District

## ■ Proposed:

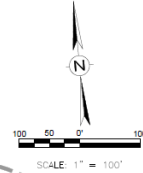
- “**PUD RM-4 MLOD-1 MLR-1 MSAO-1**” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10' along east, south, and west boundaries and increased setback of 25' along north boundary



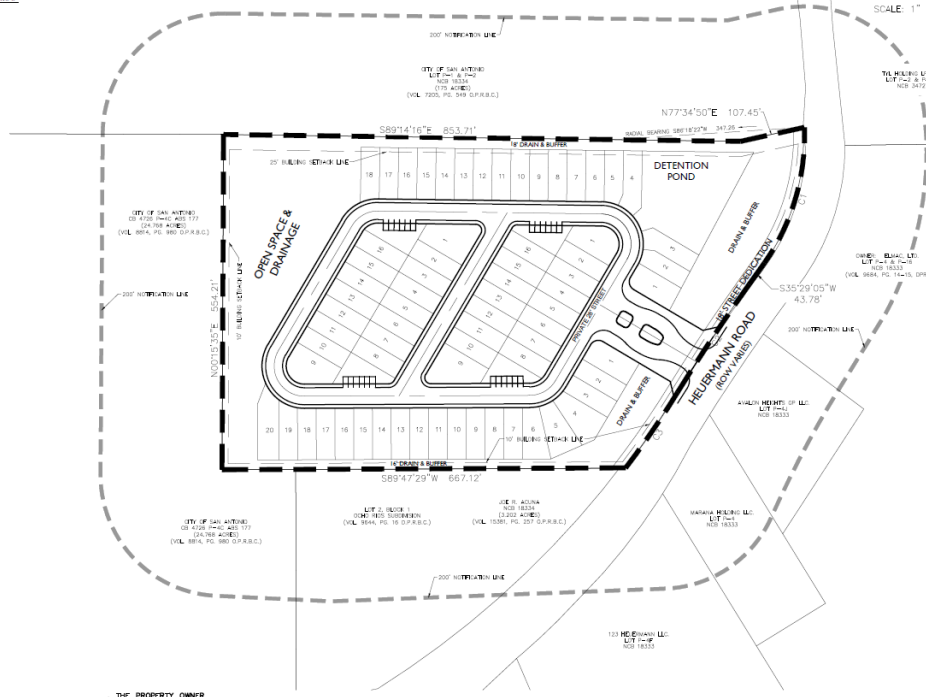
**Z2022-10700206  
PUD**

**Current Zoning:** "OCL MSAO-1" Outside City Limits Military Sound Attenuation Overlay District, "RE MLOD-1 MLR-1 MSAO-1" Residential Estate Camp Bulls Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District, and "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bulls Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District

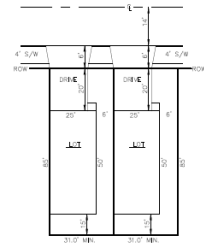
**Requested Zoning:** "PUD RM-4 MLOD-1 MLR-1 MSAO-1" Residential Mixed Planned Unit Development Camp Bulls Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District with reduced perimeter setback of 10' along east, south, and west boundaries and increased setback of 25' along north boundary



PROPERTY OWNER TABLE			
BLK #	LOT #	OWNER NAME	2022 APT #
1	1	City of San Antonio	204415
1	2	City of San Antonio	204414
1	3	City of San Antonio	2010000008
1	4	City of San Antonio	2010000027
1	5	City of San Antonio	2000000037
1	6	City of San Antonio	2000000037
1	7	City of San Antonio	2000000037
1	8	City of San Antonio	2000000037
1	9	City of San Antonio	2000000037
1	10	City of San Antonio	2000000037

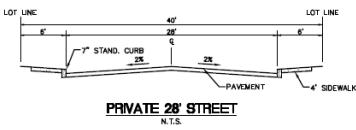


CURVE TABLE			
CURVE #	LENGTH	BEARING	CHORD BEARING
1	107.45'	N77°34'50"E	107.45'
2	107.45'	S77°34'50"W	107.45'
3	107.45'	S77°34'50"W	107.45'
4	107.45'	N77°34'50"E	107.45'



I, MARTIN RECO, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR SUBDIVISION PLATTING OR BUILDING PERMITS.

**LEGAL DESCRIPTION:**  
A 10.579 ACRE TRACT OF LAND LYING IN THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177, AND THE B. SHERMAN SURVEY NO. 409, ABSTRACT NO. 177, COUNTY BLOCK 4722, BEAR COUNTY, TEXAS, SAME BEING ALL OF A 10.51 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CATHY BUE HOEK, RECORDED IN DOCUMENT NO. 20210133623, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



LAND USE					
TOTAL ACRES	DWELLING UNITS	DENSITY	TOTAL FLOOR AREA/UNIT	FLOOR AREA RATIO	TOTAL PASSIVE AREA
10.6 ACRES	70 UNITS	6.60 UNITS / AC	1,215 S.F.	0.1	0.1 ACRES

**CDS muery**  
ENGINEERS & SURVEYORS  
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-0111 | 11000 Pk. 4-1703 | 11000 S. Hwy. 160449-00

**FRIEDRICH HILLS PUD  
CONCEPTUAL SITE PLAN**

SCALE: 1" = 100' DATE: JULY 2022  
DRAWN BY: POL REV. OCT 2022  
SHEET  
1 OF 1

Date: Oct 03, 2022, 3:25pm User: CT: pol@cdsmuery.com  
File: C:\Users\pol@cdsmuery.com\Documents\Friedrich Hills PUD Plan\Friedrich Hills PUD Plan.dwg



# Annexation/PA/Zoning Schedule (2022)

<b>Planning Commission Hearing</b>	<b>Zoning Commission Hearing</b>	<b>City Council Public Hearing &amp; Consideration</b>	<b>Effective Date</b>
<ul style="list-style-type: none"><li>▪ August 10 (Annexation)</li><li>▪ September 14 (Plan Amendment)</li></ul>	September 20	October 20	October 30

# Recommendation

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Staff recommends approval of the Ordinance for the annexation of 5.30 acres, as requested by the property owner (Cathy Sue Hosek), and the related Service Agreement. Staff also recommends approval of the Ordinances for the Plan Amendment and Zoning of 10.58 acres.

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