

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

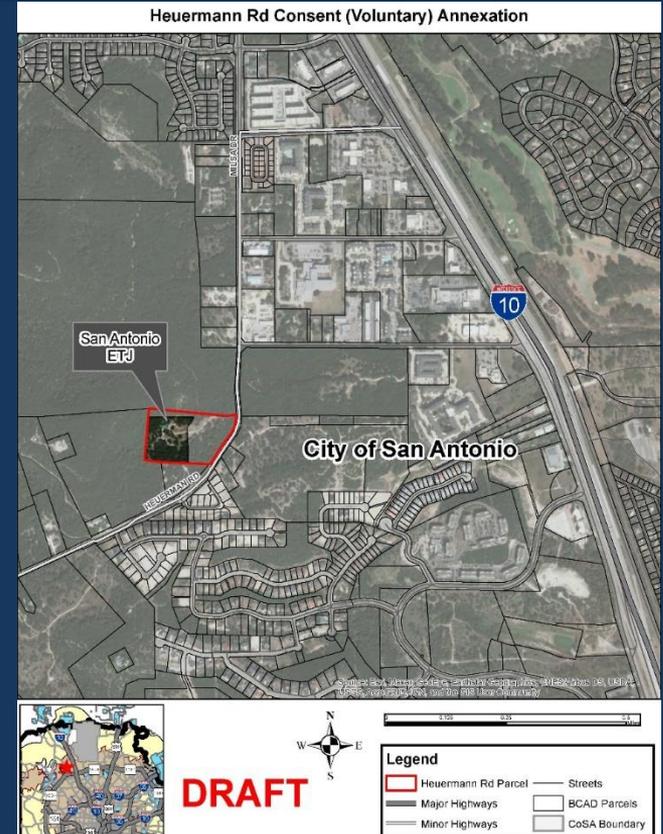
City Council 'A' Session
Agenda Items #45, 46, & 47
October 20, 2022

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



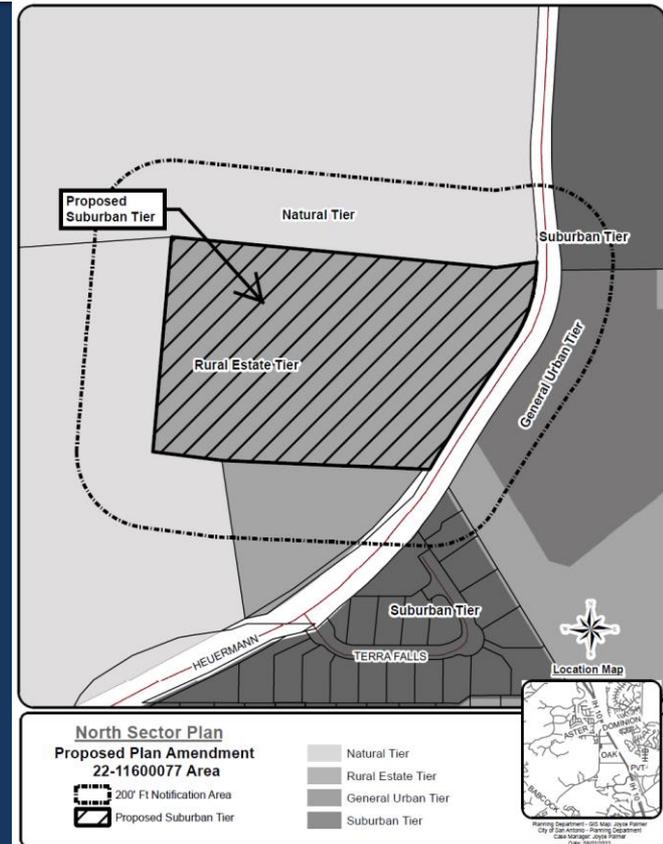
Service Agreement Analysis & Development

- 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.



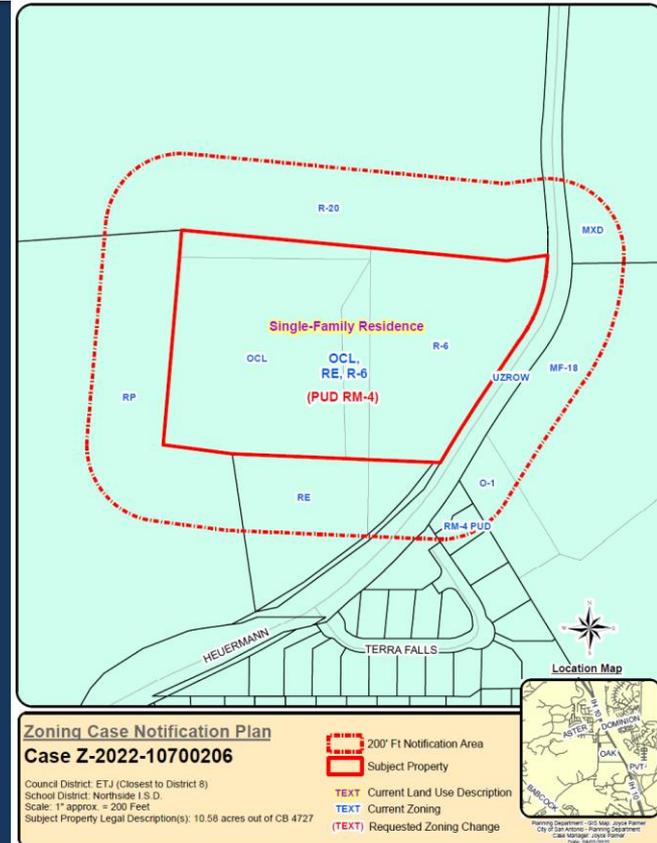
PA 2022 – 11600077

- 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

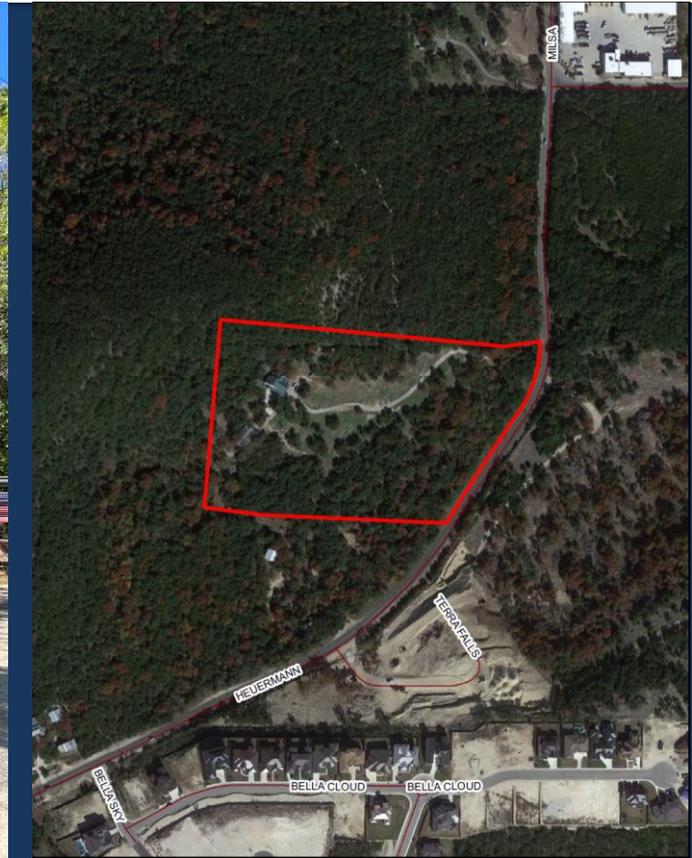


Z2022 – 10700206

- 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

Annexation/PA/Zoning Schedule (2022)

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

Recommendation

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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