



City of San Antonio

Agenda Memorandum

Agenda Date: December 2, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2021-10700121

(Associated Plan Amendment Case PA-2021-11600052)

SUMMARY:

Current Zoning: "RP" Resource Protection District

Requested Zoning: "RE" Residential Estate District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021.

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Luis Macias

Applicant: Raymundo Rivera

Representative: Raymundo Rivera

Location: 19779 Pleasanton Road

Legal Description: 5.04 acres out of CB 4012

Total Acreage: 5.04

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: none

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 2017-06-22-0510, dated June 22, 2017 and was zoned “RP” Resource Protection District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RP

Current Land Uses: Single-family dwellings, open space

Direction: East

Current Base Zoning: OCL

Current Land Uses: Single-family dwellings, open space

Direction: South

Current Base Zoning: RP

Current Land Uses: Single-family dwellings, open space

Direction: West

Current Base Zoning: OCL

Current Land Uses: Farmland, open space

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Pleasanton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes: None.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for single-family residential dwelling units is 1 space per unit

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RP" Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

Proposed Zoning: "RE" Rural Estate District allows single-family dwellings (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as "Country Tier." The requested "RE" is not consistent with the future land use designation. A Plan Amendment to "Rural Estate Tier" is required. Staff recommends denial. Planning Commission recommends Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Per annexation agreement in

2017, the property and surrounding area were zoned “RP” to preserve the rural character of the area. “RE” will increase density and will not meet the Heritage South sector plan goals and land use plan for the area.

3. **Suitability as Presently Zoned:** The current "RP" Resource Protection District is an appropriate zoning for the property and surrounding area. The proposed “RE” zoning would not match the character of the surrounding area and would increase housing density.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan: Goal LU-1- Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability Goal HOU-1- An array of housing choices throughout the area with an appropriate mix of densities and housing types Goal ED 4- Heritage South established as a viable agricultural region
6. **Size of Tract:** The subject property is 5.04 acres, which could reasonably accommodate three dwelling units.
7. **Other Factors:** None. The applicant proposes three (3) total dwelling units. There is already one unit constructed that is an original structure.