



City of San Antonio

Agenda Memorandum

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT PA-2021-11600052
(Associated Zoning Case Z20-21-10700121)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector
Plan Adoption Date: September 2010
Current Land Use Category: "Country Tier "
Proposed Land Use Category: "Rural Estate Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 27, 2021.
continued from October 13, 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 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

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 Served: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals:

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

Comprehensive Land Use Categories

Land Use Category: “Country Tier”

Description of Land Use Category: Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres. Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate. Commercial uses in the Country Tier should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages.

Permitted Zoning Districts: RP, FR

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 Overview

Subject Property

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Single-family dwelling

Direction: North

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Single-family dwellings, open space

Direction: East

Future Land Use Classification: “Country Tier,” OCL

Current Land Use Classification: Single-family dwellings, open space

Direction: South

Future Land Use Classification: “Country Tier”

Current Land Use Classification: Single-family dwellings, open space

Direction: West

Future Land Use Classification: “Country Tier,” OCL

Current Land Use: Farmland, open space

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant is seeking a Plan Amendment to “Rural Estate Tier” to rezone to “RE” Residential Estate District for four (4) single-family dwellings on the property.

The proposed “Rural Estate Tier” is not an established land use in the area would not match the character of the surrounding area. Per annexation agreement in 2017, the property and surrounding area were zoned “RP” to preserve the rural character of the area. Amending the Plan to “Rural Estate Tier” will increase density and will not meet the Heritage South sector plan goals and land use plan for the area. The subject property is currently being used as “Country Tier.”

The following Criteria for review is also applicable:

- The recommended land use pattern identified in the Heritage South Sector Plan

inadequately provides appropriate optional sites for the land use change proposed in the amendment.

- The amendment must constitute an overall improvement to the Heritage South Sector Plan will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan
- The amendment will not adversely impact a portion of, or the entire Planning Area by;
- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700121

Current Zoning: "RP" Resource Protection District

Requested Zoning: "RE" Residential Estate District

Zoning Commission Hearing Date: September 7, 2021