



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600077 (Associated Zoning Case Z-2022-10700206)

**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

**Representative:** Killen, Griffin, and Farrimond, PLLC

**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:**

**FISCAL IMPACT:**

There is no fiscal impact.

**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.

**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.

**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