



City of San Antonio

Agenda Memorandum

File Number: 18-3716

Agenda Item Number: Z-8.

Agenda Date: 6/21/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018188

(Associated Plan Amendment 18058)

SUMMARY:

Current Zoning: "I-1" General Industrial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Dickerson Tausch Properties LLC (c/o Terry Dickerson, Member)

Applicant: Donop Holdings, LLC (c/o Trey Marsh)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: Generally located southeast of Donop Road and Southton Road

Legal Description: 63.528 acres out of CB 4700

Total Acreage: 63.528

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was zoned “I-1” General Industrial District by Ordinance 2014-01-09-0010, dated January 9, 2014.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” and “FR”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-2” and “NP-10”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Auction House

Direction: West

Current Base Zoning: “BP” and “L”

Current Land Uses: Single-Family Residence, Church, Tractor Dealer and Mobile Home Supply Store

Overlay and Special District Information:

NA

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for single-family residences is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1”. “I-1” allows for uses such as auto & light truck auction, truck shop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or Half a Mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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

1. Consistency:

The subject property is located within the Heritage South Sector Plan and is currently designated as “Agribusiness/Rimse Tier” in the future land use component of the plan. The requested “R-4” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Agribusiness/Rimse Tier” to “Suburban Tier” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is a residential single-family development to the west of the subject property.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. However, as more residential development expands towards the south side, this will no longer be the case.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan.

Heritage South Sector Plan Relevant Goals and Objectives:

- Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
- Encourage higher-density housing at strategic nodes.
- Promote Heritage South as an area of choice for prospective home buyers.

6. Size of Tract:

The subject property is 63.528 acres, which would adequately support a single-family subdivision. The proposed development includes approximately 350 single-family dwellings.

7. Other Factors:

None.

