



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3661

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**Agenda Item Number:** Z-14.

**Agenda Date:** 6/18/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2020-10700088

**SUMMARY:**

**Current Zoning:** "L" Light Industrial District

**Requested Zoning:** "MF-18" Limited Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 19, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Braunig Lake 50 L.P.

**Applicant:** Southton OZ, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

**Location:** Generally located at 14050 Southton Road

**Legal Description:** 14.04 acres out of CB 4007

**Total Acreage:** 14.04

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed by Ordinance 2014-01-09-0010, dated January 9, 2014, and zoned to “L” Light Industrial 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:** “L” / “OCL”

**Current Land Uses:** RV Park / Vacant land

**Direction:** East

**Current Base Zoning:** “FR”

**Current Land Uses:** Vacant land

**Direction:** South

**Current Base Zoning:** “I-1” / “OCL-PMT”

**Current Land Uses:** Vacant land / Vacant land

**Direction:** West

**Current Base Zoning:** “L” / “OCL”

**Current Land Uses:** Restaurant and Convenient Store / Days Inn Hotel

**Overlay and Special District Information:**

None.

**Transportation**

**Thoroughfare:** Southton Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** IH 35

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Public Transit:** None.

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The minimum parking requirement for apartments is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The current zoning district designation of “L” is designed to allow for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials,

mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**Proposed:** The proposed zoning district designation of “MF-18” is designed to allow Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a Regional Center and is not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) 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 “Suburban Tier” in the land use component of the plan. The requested “MF-18” base zoning district is consistent with the adopted land use designation.

**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. This area is largely undeveloped and lacking in housing alternatives. The proposed use is appropriate for the area and begins to establish a development pattern of residential and eventual commercial uses supported by the “Suburban Tier” land use designation of this entire area.

**3. Suitability as Presently Zoned:**

The “L” Light Industrial zoning district is prevalent in the area. The proposed "MF-18" Limited Density Multi-Family is appropriate to the area as it begins to reflect the goals of the Heritage South Sector Plan for a mix of housing types and clustered housing.

**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 request does not appear to conflict with any public policy objective of the West / Southwest Sector Plan. HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes and/ or “life cycle” (ranging from college students, young adults, families, and retired/ senior) housing in higher-density areas and strategic nodes.

HOU-1.3 Promote large lot development and clustered housing in rural areas.

**6. Size of Tract:**

The 14.04 acre site is of sufficient size to accommodate the proposed “MF-18” Limited Density Multi-Family development.

**7. Other Factors:**

It appears that when annexation occurred in 2014, land use designations were adopted but large area rezoning did not follow due to staffing or other priorities. This request is consistent with the Plan for this area.

The proposed multi-family would allow a density of up to 253 units.