



City of San Antonio

Legislation Details (With Text)

File #: 21-1763
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/6/2021
Title: ZONING CASE Z-2021-10700019 (Council District 3): A request for a change in zoning from "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 31.1280 acres out of CB 5161, located at 10891 Southton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2021-10700019

SUMMARY:

Current Zoning: "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District

Requested Zoning: "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 6, 2021

Case Manager: Justin Malone, Planner

Property Owner: RC Heritage Oaks, LLC

Applicant: RC Heritage Oaks, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 10891 Southton Road

Legal Description: 31.1280 acres out of CB 5161

Total Acreage: 31.1280

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 201912121071, dated December 12, 2019 and was originally zoned “DR” Development Reserve district.

Topography: The property does not include any abnormal physical features such as slope, but there are portions within the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “FR”, “MPCD”

Current Land Uses: Vacant Land, Single Family Residential

Direction: South

Current Base Zoning: “RM-6”

Current Land Uses: Single-Family Residential, Vacant Land

Direction: East

Current Base Zoning: “OCL”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “DR”

Current Land Uses: Vacant Land

Overlay and Special District Information:

None

Transportation

Thoroughfare: Southton Road

Existing Character: Secondary Arterial

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The minimum parking requirement for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “DR” Development Reserve is a temporary zoning classification for newly-annexed property. While use restrictions are imposed pursuant to the “DR” district, it is recognized that the annexed property may be compatible for a use permitted in any zoning district and it is the policy of the City to rezone the property to an appropriate zoning classification as soon as practicable.

Proposed: The proposed “R-4” Residential Single-Family zoning district includes single-family homes and accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 future land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “R-4” Residential Single-Family is an appropriate zoning and is consistent with adjacent zoning districts and uses.

3. Suitability as Presently Zoned:

The current “DR” Development Reserve District is appropriate zoning for large lots and farming with or without development. The proposed “R-4” is appropriate in density for the area and will provide housing options. It is also consistent with the current land development pattern.

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:

- GOAL HOU-I: An array of housing choices throughout the area with an appropriate mix of densities and housing types
 - Strategies HOU-1.1: 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
 - Strategies HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas
- GOAL HOU-2: Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
 - Strategies HOU-2.3: Promote Heritage South as an area of choice for prospective home buyers

6. Size of Tract:

The subject property is 32.128 acres, which could reasonably accommodate a residential single-family housing development.

7. Other Factors:

The applicant is rezoning to develop a single-family residential subdivision. This is potentially 100 residential units based on the noted acreage.