



City of San Antonio

Agenda Memorandum

File Number:21-1197

Agenda Item Number: Z-7.

Agenda Date: 2/4/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700273

(Associated Plan Amendment PA-2020-11600076)

SUMMARY:

Current Zoning: "FR" Farm and Ranch District

Requested Zoning: "MHC" Manufactured Housing Conventional District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Paul B. Carter

Applicant: Paul B. Carter

Representative: Brown & Ortiz, P.C.

Location: 21193 Lamm Road

Legal Description: 521.58 acres out of CB 4010

Total Acreage: 521.58

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 9, 2014 by Ordinance 2014-01-09-0012 and zoned "FR" Farm and Ranch 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: OCL

Current Land Uses: Cropland

Direction: East

Current Base Zoning: OCL

Current Land Uses: Cropland

Direction: West

Current Base Zoning: OCL

Current Land Uses: Cropland

Direction: South

Current Base Zoning: OCL

Current Land Uses: Cropland

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Lamm Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis is not required; the proposed use does not exceed the minimum threshold.

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

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning of "FR" Farm and Ranch District is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses. The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures. "FR" zoning protects and preserves valuable agricultural areas, implements

agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" district may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

Proposed: The proposed zoning designation of “MHC” is designed to provide suitable locations for HUD-code manufactured homes in manufactured home parks.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Center Plan and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

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 “MHC” base zoning district is not consistent with the future land use designation. The applicant is seeking a Plan Amendment to “Suburban Tier.” Staff recommends Approval. The Planning Commission recommendation is pending the December 16, 2020 hearing.

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 current “FR” Farm and Ranch can bring intense agricultural uses to the area. The proposed “MHC” would provide a residential alternative.

3. Suitability as Presently Zoned:

The current “FR” zoning district is appropriate for the property and surrounding area. The proposed “MHC” Manufactured Housing Conventional District is also an appropriate use and allows HUD-code manufactured homes as well as permanent single-family residential homes.

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-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types

Goal 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

Goal HOU-2.2: Promote sustainable quality housing and development through green building; site design; landscape techniques, and energy resources such as CPS Windtricity and Solartricity

6. Size of Tract:

The subject property is 521.58 acres, which could reasonably accommodate the proposed residential uses.

7. Other Factors:

None.