



City of San Antonio

Agenda Memorandum

File Number:21-2625

Agenda Item Number: 12.

Agenda Date: 4/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2021-10700022

SUMMARY:

Current Zoning: "DR AHOD" Development Reserve Airport Hazard Overlay District, "DR" Development Reserve District and "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 6, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Benchmark Acquisitions, LLC

Applicant: Benchmark Acquisitions, LLC

Representative: Priscilla Flores, PE

Location: 11418 Blue Wing Road

Legal Description: 120.31 acres out of CB 4007

Total Acreage: 120.31

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Southton Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 202012100911, dated December 10, 2020 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”, “L”

Current Land Uses: Agricultural Uses, Solar Farm

Direction: South

Current Base Zoning: “OCL”, “FR”

Current Land Uses: Agricultural Uses

Direction: East

Current Base Zoning: “FR”, “UZROW”

Current Land Uses: Agricultural Uses, Interstate 37

Direction: West

Current Base Zoning: “R-20”, “OCL”

Current Land Uses: Agricultural Uses, Single-family Dwellings

Overlay and Special District Information:

“AHOD”

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Interstate 37

Existing Character: Interstate Highway

Proposed Changes: None known

Thoroughfare: Blue Wing 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 nor is it 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. The requested change does not add any additional uses, but simply allows the subdivision of lots at 4,000 square foot, rather than the existing 6,000 square foot.

3. Suitability as Presently Zoned:

The current “DR” Development Reserve District is appropriate zoning for the property. The proposed “R-4” is appropriate in density for the area and will provide housing options with good vehicular access.

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 120 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.